

Rushyfield - Romiley -

Welcome to Rushyfield, an abundance of space for all the family to share, plus the ideal kitchen/dining space which over-looks the pretty rear garden.

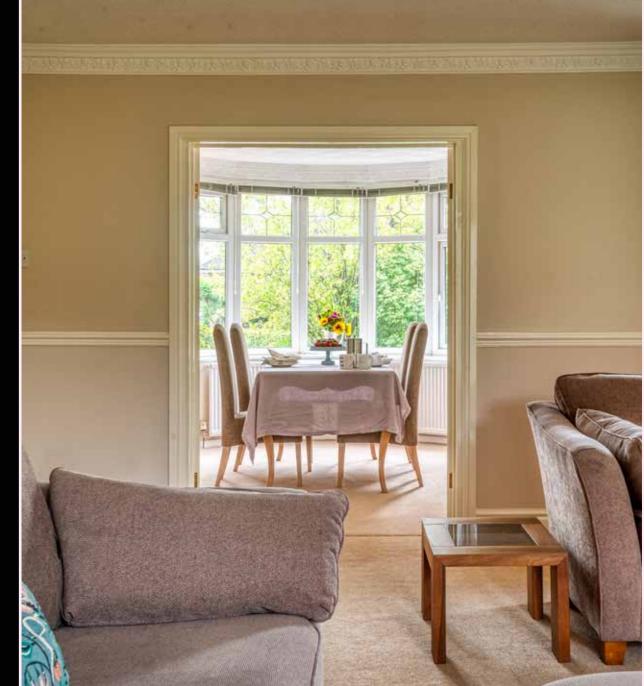
The hallway leads to the most formal room in the house, the relaxing living room.

You can snuggle under the throws around the feature fireplace and watch movies together. With space for any combination of sofas and access to the rear garden.

You can throw open the patio doors and spill outside when the weather permits creating the perfect party area for children and adults.

The formal dining room sits at the front of the property with a beautiful bay window overlooking the front garden. Room for a large table to gather everyone for celebration meals.











HEART OF THE HOME

Back into the hallway now and through to the kitchen/dining/entertaining space which has views over the rear garden.

A kitchen table can easily seat six people for more casual dining and enjoying the first cup of tea of the day.

The kitchen is a dream for any home cook, with acres of worktops and storage, integrated appliances including the all-important fridge freezer and dishwasher.

There is handy access to the internal garage which has a utility area for your washing machine and your dryer.

ENTERTAINING HEAVEN

Every care has been taken to manicure this mature garden, perfectly laid out on three sides, with a sweeping lawn to the front and mature shrubs. You are sure to find yourself gazing out across your garden at every opportunity- a true heaven for those that have green fingers or for little ones.

To the rear is a private oasis, a large lawn for games of football and even space for a trampoline. You get the sun most of the day so you can enjoy this amazing space all day and long into the evening.













BEDROOM BLISS

Head up to the first floor where the exceptional family living space continues, there are three double bedrooms and one single all in need of some redecoration to bring them up to date for a modern family.

A generous landing gives you that feeling of space and light so important with a family home such as this.

The first double bedroom to your right is currently used as the guest bedroom. With views over the front garden, you can see why. Wake up to the sound of bird song before a refreshing shower in your en suite, your guests will not want to leave.

Two further double bedrooms both have lots of storage and are light and airy.

A further modern family bathroom with large bath and separate shower cubicle serves both bedrooms.

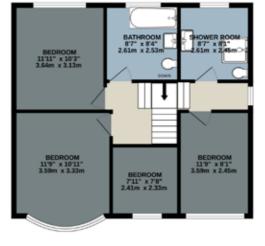
Finally a single bedroom overlooking the front of the property is large enough for a single bed and storage but would make an indulgent dressing room or office space for those working from home.

FLOOR PLAN

GROUND FLOOR 1054 sq.ft. (97.9 sq.m.) approx

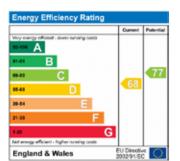


1ST FLOOR 640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1694 sq.ft. (157.3 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of does, windown, norms and any other terms are approximate and no exponentially as taken for any reomission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchases. The services, systems and appliances shown have not been rested and no guarant as to their open and the services of the services of the services of the services.



FINER DETAILS

- Detached property on quiet cul de sac
- Two spacious reception rooms
- Four bedrooms, three double
- Two bathrooms
- Sitting room overlooking rear the garden
- Walking distance to Romiley village
- Corner plot, parking for several cars
- Sunny garden ideal for children to play
- No chain
- Council Tax Band E
- Boiler Type Gas Combination
- Loft-Boarded, light & ladder
- Driveway for several vehicles with garage
- 5-minute walk to Romiley train station
- 25 Minute drive to Manchester Airport/ Manchester City Centre
- Fabulous Walks from your doorstep





OUT & ABOUT

Rushyfield Crescent is a stone throw from Romiley village with a range of restaurants, wine bar and micro pub plus swimming pool/gym and amateur dramatics theatre.

There are country walks and bike rides from your front door, so no need to venture far to take in the fresh air.

A five-minute walk to Romiley train station, which gives you access to the bright lights of Manchester city centre inside 30 minutes - ideal for commuting and for pleasure.

You can easily access the motorway networks to take you across Greater Manchester and beyond. Manchester Airport is just a 25-minute drive away.



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