

Compstall Road
- ROMILEY -

WELCOME

A warm welcome awaits you at this much-loved family home. It's time for a change for the current owners who have put their hearts and soul into this property and it is now waiting for a new family to enjoy.

Set back from the road with ample off-road parking, this property occupies a prestigious position which is private yet still very much part of a thriving community. Perched just a few minutes' walk from the centre of Romiley Village you have the best of both worlds for access to fabulous countryside, great schools, local independent shops and a train station for work or pleasure.

The entrance vestibule is the perfect spot to shake off your coat and muddy walking boots before entering the welcoming hallway. The original features make you feel that you are about to experience a very special home.

Wander through into your first sitting room, with stylish bay window, Amtico flooring and feature fireplace this is the place to wind down, throw on your cashmere blanket and enjoy a good book or catch up on the latest period drama.

Back into the hallway and to the rear of the property the most beautiful lounge awaits. Overlooking the fabulous rear garden this room takes your breath away. Brimming with light in the summer months or hunker down in the winter and gather the family round for board games and hot chocolate around the stunning fireplace.





HEART OF THE HOME

Next door you are drawn into the kitchen/dining room/sitting area. This certainly ticks the boxes for family living and entertaining, a stunning room that gives you endless possibilities. The gorgeous kitchen with island/breakfast bar, range cooker and integrated fridge freezer is a cook's dream. Open the by fold doors and spill onto the patio, with bags of space you will definitely be the choice for the next family BBQ.

You can supervise the children from here whilst you prepare pre-dinner drinks, watch them play in the large, enclosed south facing garden and then enjoy the evening sun with family and friends.

The separate utility room gives you the space for washer/dryer and additional storage, the ground floor wc is also perfect for little ones and visiting family and friends. The garage is accessible from inside the property and has plenty of room for the family car or any type of outdoor equipment, bikes and prams.

BEDROOM BLISS

Head upstairs to the first floor where the superb family living space continues. There are four bedrooms in total, three of which are fabulous double bedrooms plus the master suite on the second floor which has all the ingredients to add it to the list of wow rooms at this home.

From the landing you will find the first double bedroom with bay window and lots of fitted storage. Next door are another two generous double bedrooms both overlooking the stunning, rear garden.

A luxurious family bathroom with a separate shower and statement bath will make busy mornings a breeze.

Heading up again now to the second floor where you will find the Principal Suite with space for a double bed, ample storage and an en suite shower room. The suite is currently used by the owner's eldest son but would make a lovely guest room as well.



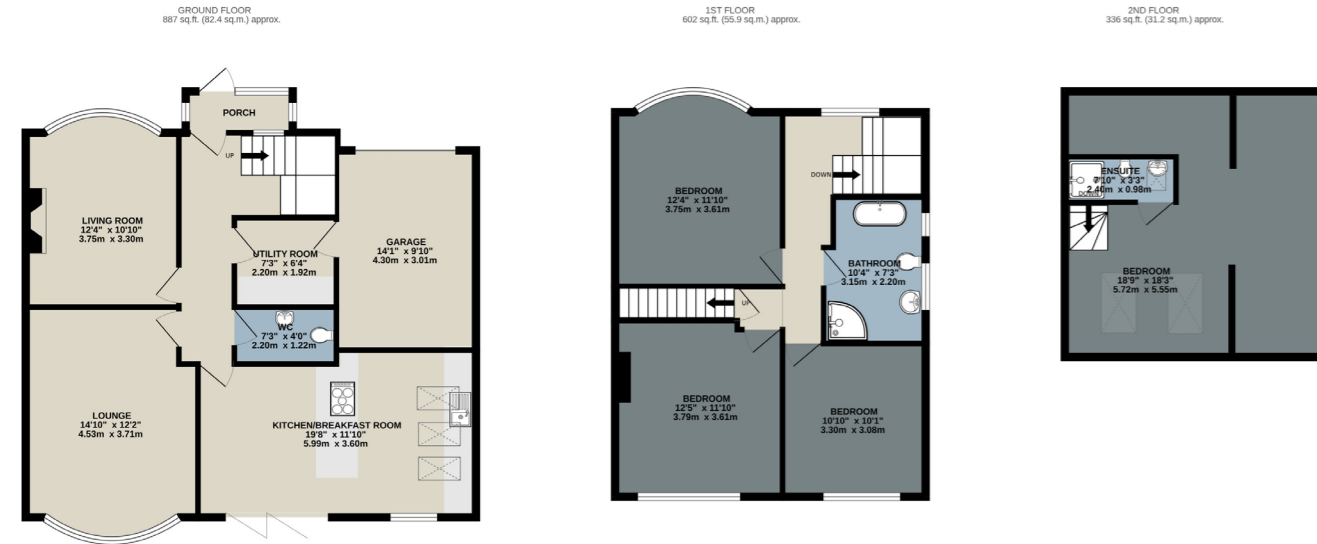


HEART OF THE HOME

Relax on the patio of your South facing garden and entertain family and friends with summer BBQ's. The children have a fabulous lawn to play on with enough space for their garden games. If you are green fingered and a green-house is on the wish list you will be able to find a spot to fulfil the dream along with two mature apple trees for a scrumptious apple crumble after the Sunday roast.

To the front there is a substantial off-road parking for all the family.

FLOOR PLAN



TOTAL FLOOR AREA: 1825 sq.ft. (169.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FINER DETAILS

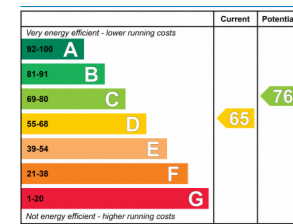
- Stunning extended family home - Four bedroom and three bathrooms
- Large Garden and patio areas for family and friends to spend time together.
- Fabulous family living space for all occasions
- Walking distance to Romiley train station
- Garage and off road parking for several cars
- Ground floor wc and utility room
- Freehold
- Council tax band E
- Driveway for several cars
- South facing garden
- Walking distance into Romiley
- Walking distance to Romiley Train Station
- In catchment for some good schools
- Manchester Airport 25 minute driveaway



OUT & ABOUT

Pull on your shoes and within a few minutes you are in the centre of Romiley Village. With eateries galore in and about this area, will you opt for Italian or perhaps a more traditional carvery? Dog walkers will find a wealth of walks right on your doorstep, thanks to the fields and woodland backing onto the house, and Romiley itself is surrounded by countryside. Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the local before heading back home. We would love to welcome you to Compstall Road, please download the beautiful brochure and give us a call to arrange a viewing.

Close to Romiley 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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- ROMILEY -

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