



*Compsall Road*  
184  
ROMILEY -

## *Fabulous Home*

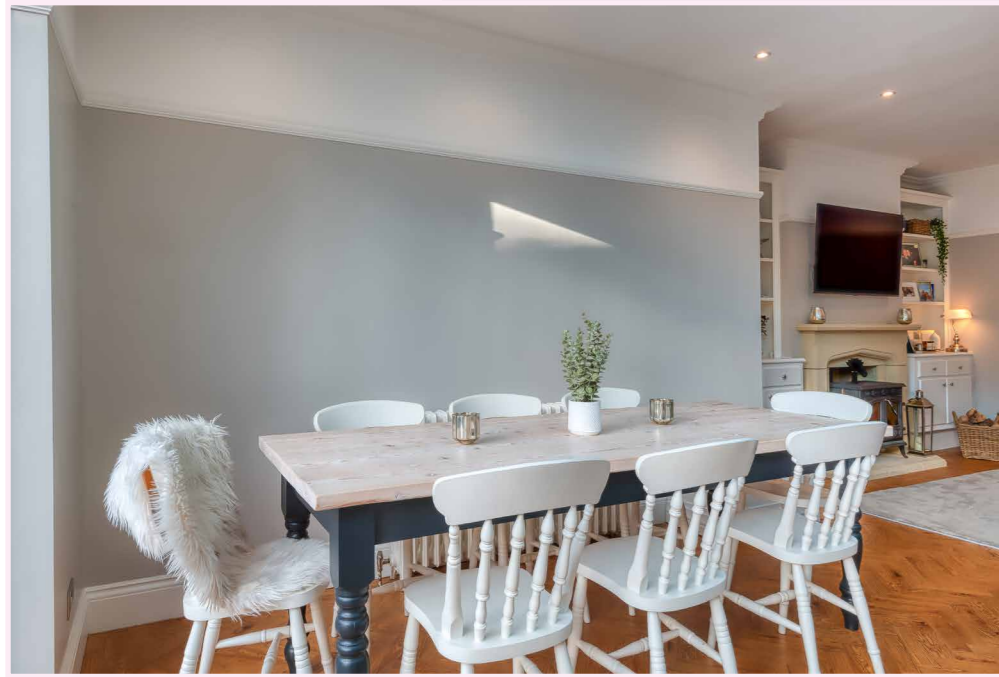
Welcome to Compstall Road, parquet flooring, cast iron radiators and a dream kitchen await you in this stylish family home.

A covered porch gives you shelter from the rain with plenty of space for removing your shoes and coats before entering this immaculate home.

Through to the welcoming hallway encased in stunning panelling with access to the downstairs WC before turning right into your snug sitting room. With every detail carefully thought out, this space is as practical as it is stylish.

The snug comes complete with a multi fuel log burner and has the air of one of London's exclusive private clubs, the perfect spot to relax and enjoy a glass of red wine with friends.





## *Family Living*

At the end of the hallway your family kitchen is where you will undoubtedly spend most of your time. This beautiful room is split into different zones, room to relax with a cup of coffee in the sitting area, a large family dining table and a dream kitchen!

Enjoy family dinners around the table, take a comfy seat whilst dinner is being prepared and enjoy the fabulous island unit for those that like to bake. Your kitchen comes with all the mod cons and is a great space for entertaining family and friends.

Sit and listen to music whilst you enjoy views of the garden or relax with a glass of fizz with friends around the multi fuel burner in the sitting area.

The integral garage has all the space you need for bikes and hobby equipment.

The utility room makes an ideal ironing room, space for your dogs' bed or for additional kitchen storage. There is plumbing for a washing machine, space for a dryer and space for airing your washing.

If you need to work from home, the room at the back of the utility area would make an ideal office and not too far to go for a hot drink.

## *Glorious Garden*

Your rear garden has been designed to be family friendly with an eye to entertaining in the summer months. Open the bi folding doors and step out onto a perfectly laid patio.

You have a lawn for the children to play on and lots of space for entertaining, if you are green fingered there are also lots of opportunities for you get stuck in.

The driveway gives you ample room for all the family's cars or for visiting family and friends to park off road, the road itself also has plenty of on street parking.





## *Principal Suite*

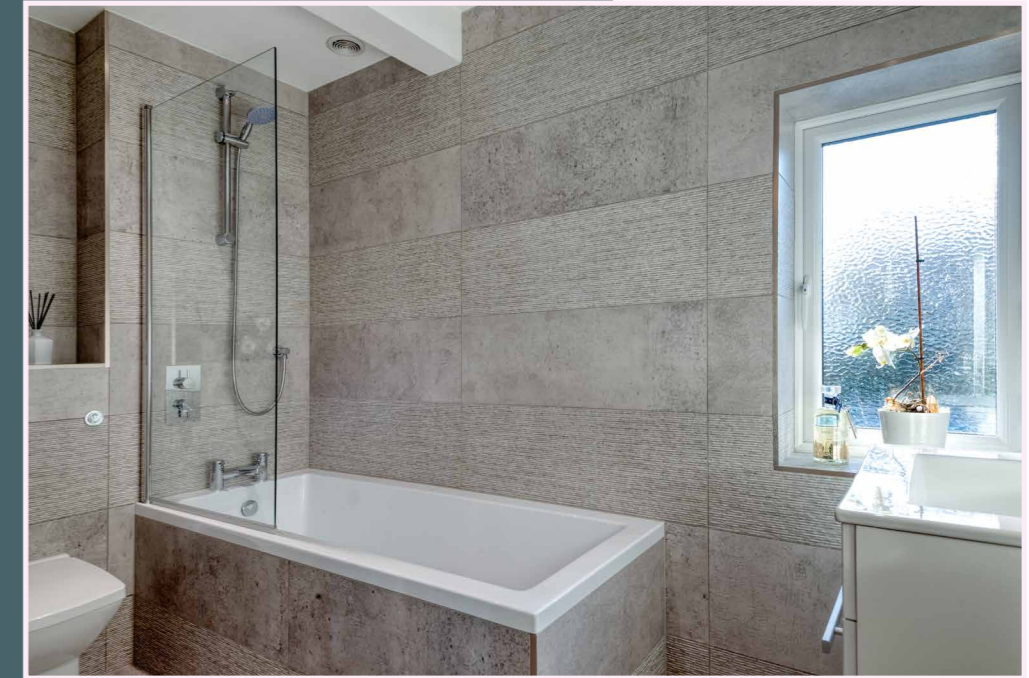
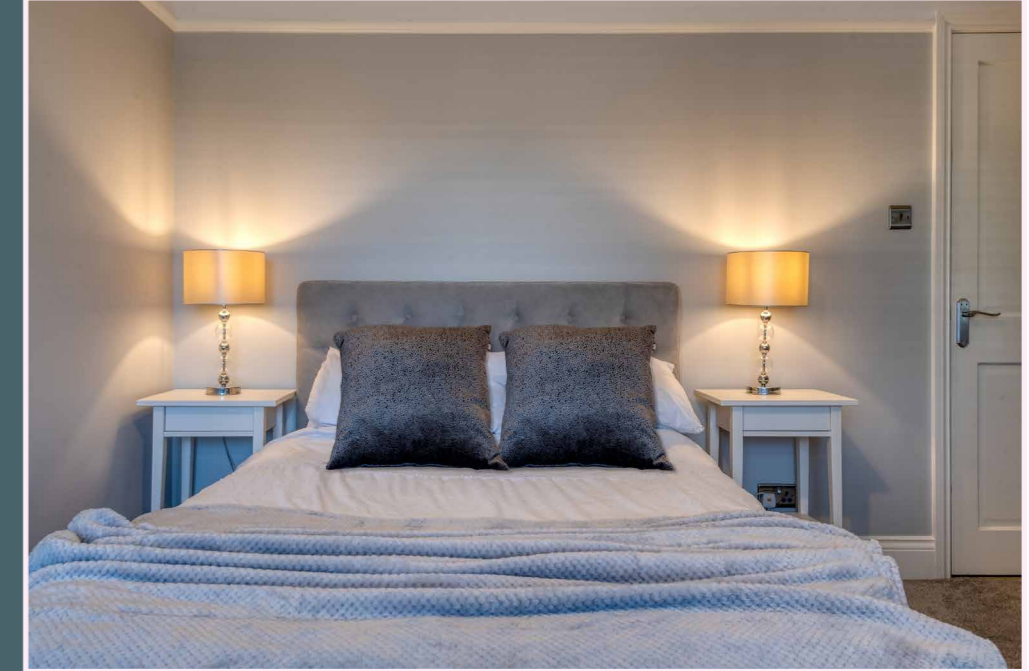
Head upstairs where there are a range of pristine bedrooms and bathrooms to keep the family happy.

The principal bedroom is at the front of the property and has lots of built in storage with room for a king-sized bed. A square bay window keeps the room light and airy, you can relax in peace and quiet from the hustle and bustle of the rest of the house. Your luxury ensuite shower room and dressing room complete this private suite with added luxuries such as under floor heating in the bathroom.

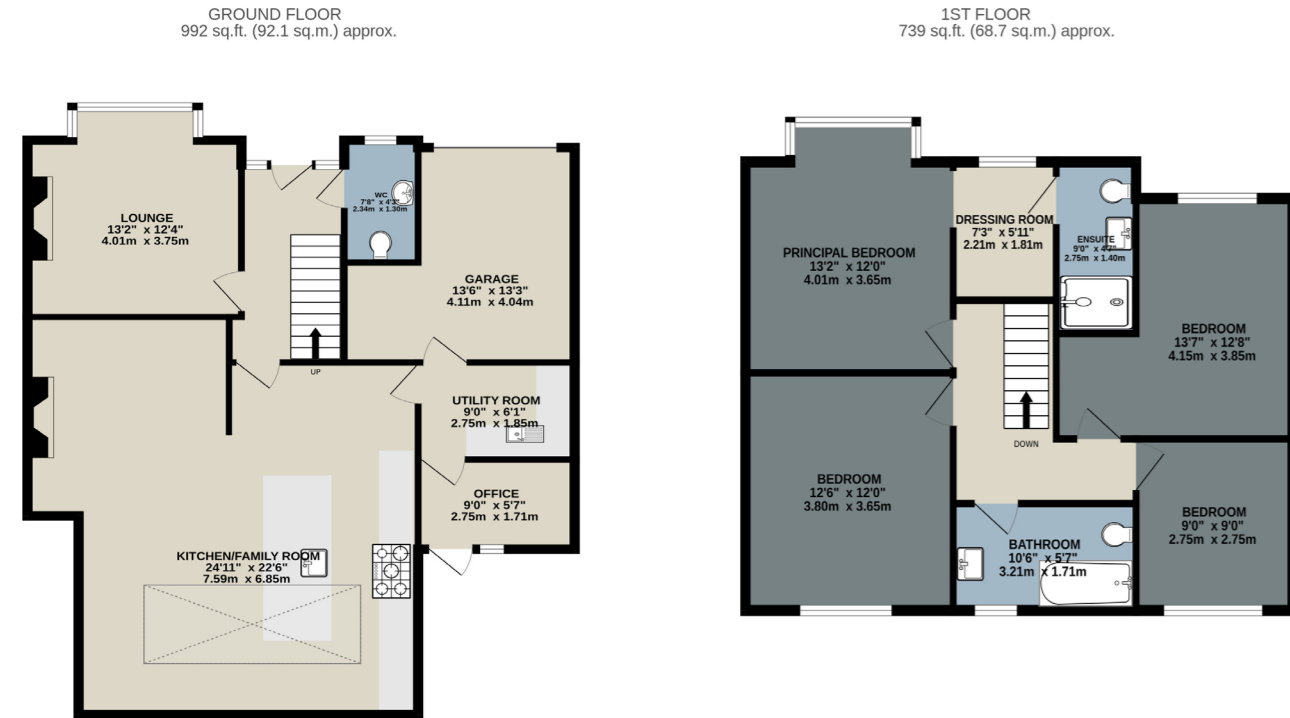
## *The Perfect Nights Sleep*

There are three further bedrooms, all of which are doubles so there is no need for arguments over who gets which room.

The family bathroom has a sink, bath with thermostatic shower and plenty of room for children to splash in the bath or for teenagers to get ready for an evening out.



# FLOOR PLAN



TOTAL FLOOR AREA: 1731 sq.ft. (160.8 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

- Open plan living
- Separate cosy family snug
- Lots of storage space ideal for a growing family
- Fabulous utility and ground floor wc
- Sitting room area with log burner
- Bedrooms for all the family
- Sunny rear garden ideal for children to play or for entertaining
- Freehold
- Council Tax Band: E
- Boiler Type: Worcester Bosch
- Driveway for several vehicles
- 10-minute walk to Romiley train station
- 25 Minute drive to Manchester Airport/ Manchester city centre
- Fabulous walks from your doorstep



# OUT & ABOUT

Pull on your shoes and within a mere 10 minutes you are in the centre of Romiley. 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, golf course and woodland. 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.

Perfect for those looking for modernity, tranquillity, and something which will satisfy the whole family.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	77	83
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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