



Wyndhurst Avenue

- ROMILEY -

Brabyns Avenue

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Welcome to Brabyns Avenue, a fabulous extended family home on a quiet cul-de-sac but within a few minutes' walk of all that Romiley has to offer.

The covered entrance gives you chance to drop the shopping when it's wet and throw off the wet coats and shoes.

The light and airy hallway has space for coats and shoes and provides the perfect entrance to this family home.

Immediately to your right is your third reception room which is currently used as a music/tv room, it would make an ideal playroom/x box haven or great size office.

There is also storage to the rear which is handy to hide-away the Hoover and ironing board.

A ground floor WC is conveniently located just off the hallway perfect for little ones and visitors.





HEART OF THE HOME

Straight ahead is the entrance to your open plan living/dining/kitchen which is the place for perfect family living. You can supervise the children's homework whilst making the tea, enjoy a film together in the bay-fronted living room and there is a dining area for friends to gather for pre-dinner drinks.

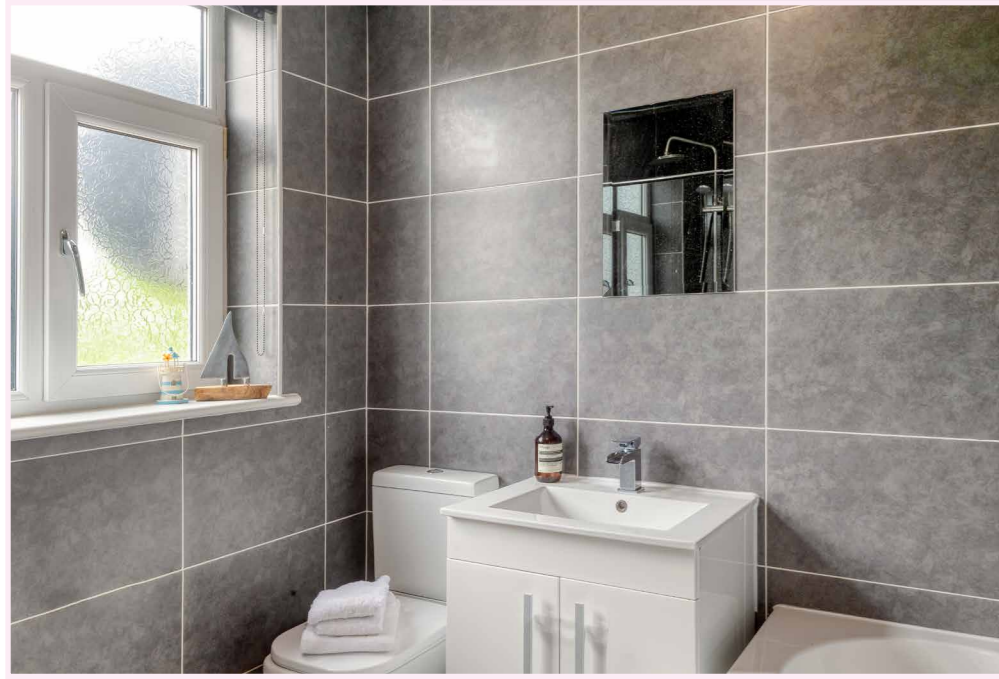
There is also an addition of a conservatory, throw open the patio doors and enjoy the South facing garden.

OUTDOORS

Outside there is a beautiful South facing garden, you have complete privacy so can enjoy lazy days outside with family and friends.

Light up the BBQ, get out the games and enjoy a glass of fizz.





BEDROOM BLISS

The first floor gives you bedroom space for all the family. You have three double bedrooms: one with an ensuite shower so there are no arguments in the mornings and a further single which is currently used as an office.

The master bedroom is light and bright with a matching bay window with space to relax and plenty of room for all your required storage.

The second double overlooks the sunny rear garden and would make an ideal teenager's room. Your third double sits at the front and has the ensuite shower room.

The family bathroom has a gleaming white suite and separate shower cubicle with thermostatic shower perfect for those mornings when a warm shower is required.

FLOOR PLAN

FINER DETAILS

- Extended four bedroom/three bathroom home
- South Facing Garden
- Quiet Cul-de-sac position
- Ensuite and ground floor wc
- Three generous reception rooms
- Off road parking
- Freehold
- Council Tax Band - D
- Boiler - 7 Years old and located in the kitchen
- Loft - Boarded with light and ladder



OUT & ABOUT

You can stroll into Romiley village with its fabulous facilities including a small theatre, an array of independent shops, a Sainsburys Local and bars, pubs, and restaurants for a Friday night treat. You can also walk to the railway station giving you direct access into Manchester in under 20 minutes for business or pleasure.

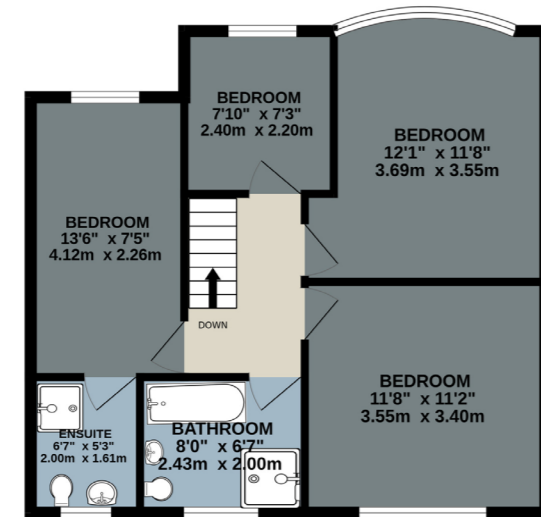
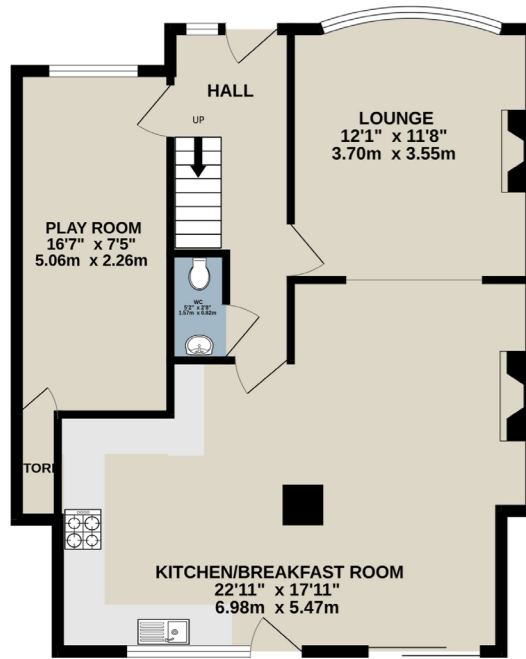
Werneth Low and Etherow County Parks are also within a few minutes' drive or a 20-minute stroll away, the fabulous countryside is on your doorstep to enjoy.

The M60/M56 motorways and Manchester Airport are also close by making commuting and travelling further afield easy.

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GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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Energy Efficiency Rating	
Current	Potential
	82
71	

Very energy efficient - lower running costs

92-100 **A**

81-91 **B**

69-80 **C**

55-68 **D**

39-54 **E**

21-38 **F**

1-20 **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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