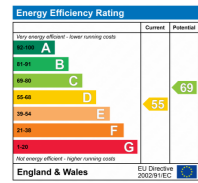
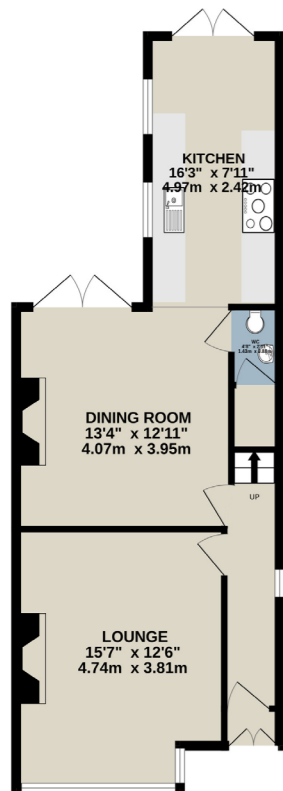


## Key Points

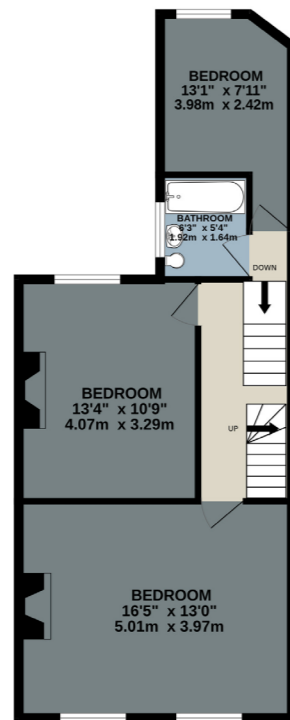
- Four-bedroom, 3 storey home in central Romiley
- Beautiful home with period features throughout
- Off Road parking and private sunny garden
- Views across the Peak District
- Ground floor wc
- Walking distance into Romiley and the station
- Country walks from your doorstep
- Leasehold
- Council Tax Band – D
- Boiler – Gas combination boiler – 1 month old
- Boiler Location – First floor landing
- Security Alarm
- Loft – Converted, storage available
- Amtico flooring throughout the ground floor
- Romiley station 5 minutes-walk to access Manchester city centre
- Country walks from your doorstep



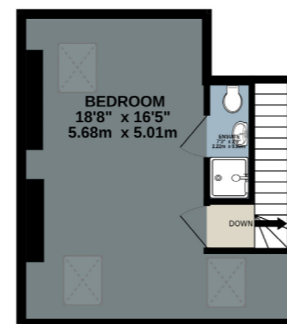
GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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This beautiful four-bedroom character property in Romiley boasts exceptional kerb appeal and breathtaking views across to the Peak District.

As you step inside the hallway welcomes you into this fabulous home. Turn left and you are greeted by an elegant lounge with high ceilings, a charming open fire, exquisite cornices, and fabulous shutters that create a warm and inviting atmosphere.

The hallway then takes you into the dining room which features an open fire, original built-in cupboards, and patio doors that open to a low-maintenance garden, perfect for seamless indoor-outdoor living. There is space for a good size dining table for entertaining plus a sofa for your guests/family to relax.

Adjacent to the dining room is the modern kitchen, fully equipped with all necessary appliances and an additional set of patio doors, making it ideal for entertaining family and friends. There is ample work top space for those that like to cook and space for further seating as required.

For added convenience, the ground floor also includes a WC.

Moving to the first floor, you will find the family bathroom and two large double bedrooms, each with original fireplaces that add a touch of history and elegance to the home. Additionally, there is a further small double bedroom currently used as an office, offering flexibility to suit your needs. The principal bedroom on this floor boasts stunning views and fitted wardrobes, providing ample storage space.

The third floor features a converted room with a handy shower room and excellent eaves storage, making it an ideal space for a teenager or guests.

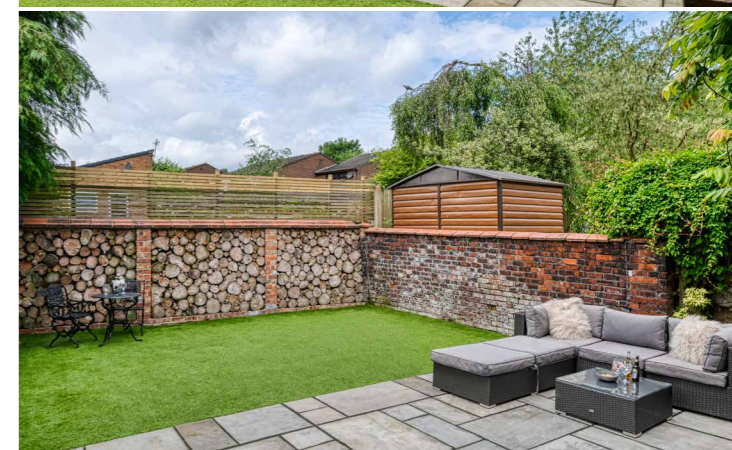
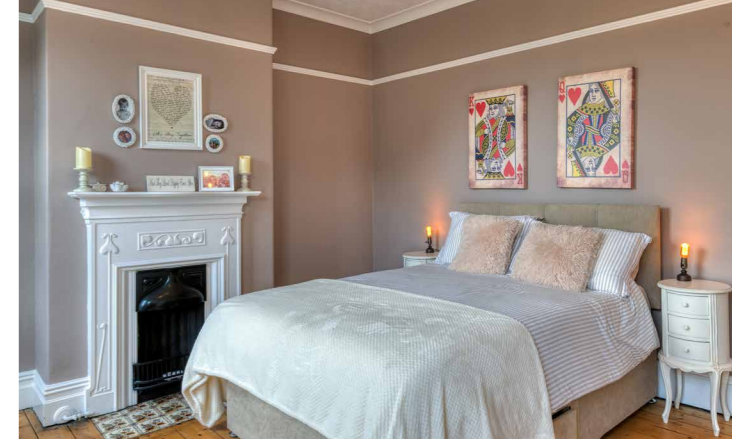
This charming home blends traditional features with modern conveniences, providing a perfect setting for comfortable family living.

## Where it is

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 dinner out. 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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