



KINDER VIEW

School Brow, Romiley





Welcome to Kinder View, an exclusive collection of four newly built homes nestled on School Brow in Romiley.

These exquisite properties, arranged as two pairs of semi-detached homes, have been crafted to an exceptional standard, offering a blend of modern living with timeless comfort. Each home boasts three spacious bedrooms, including a luxurious principal bedroom with an ensuite, underfloor heating, and thoughtfully designed living spaces that cater to every need.

As you step inside, you're greeted by a welcoming hallway, the perfect place to shed wet coats and shoes after a day exploring the nearby countryside. From here, you are drawn into a light and airy sitting room, an inviting space designed for cozy film nights or an evening of board games with the family.

The heart of the home is the fully fitted kitchen, equipped with integrated appliances including a fridge/freezer, washing machine, dishwasher, and microwave. This culinary haven offers ample room for a dining table where meals can be shared, as well as a comfortable sofa for relaxing. The sliding doors open wide, seamlessly blending indoor and outdoor living, leading to your private, south-facing garden—an ideal spot for summer barbecues and outdoor fun.

Convenience is key at Kinder View, with a ground floor WC perfectly positioned for little ones or visiting guests.

Upstairs, the landing has a light well to bring in extra light. The principal bedroom offers a tranquil retreat at the front of the home, complete with an elegant ensuite shower room. A second double bedroom overlooks the rear garden, while a larger-than-average single bedroom provides versatile space for a child's room, guest room, or home office. The family bathroom features a modern three-piece suite, including a shower over the bath and a stylish vanity unit under the sink.

Outside, each property benefits from two dedicated parking spaces, ensuring convenience for you and your guests. The landscaped, south-facing rear gardens are the perfect place to unwind, offering a sunny, private outdoor space for relaxation and play.

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.

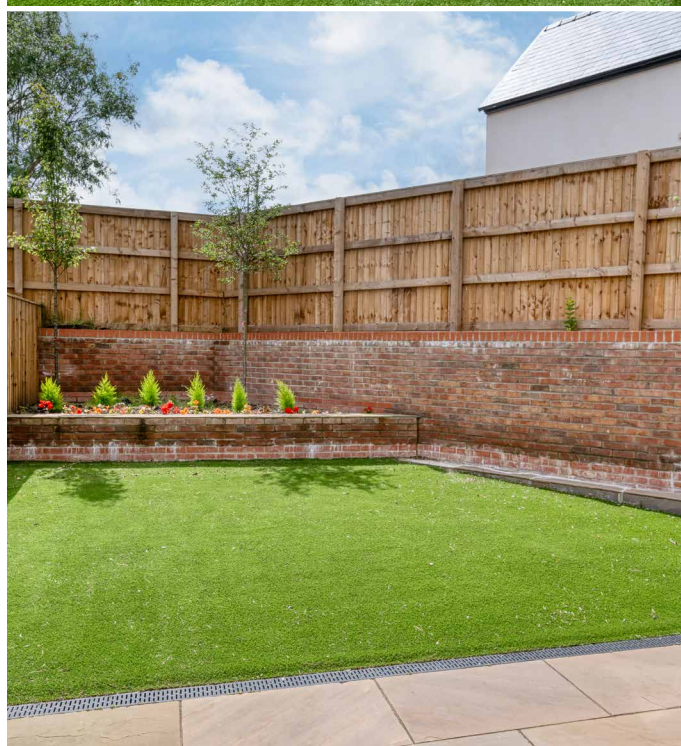
Werneth Low and Etherow County Parks are also within a few minutes' drive or a 30-minute stroll away, the fabulous countryside is on your doorstep to enjoy.

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

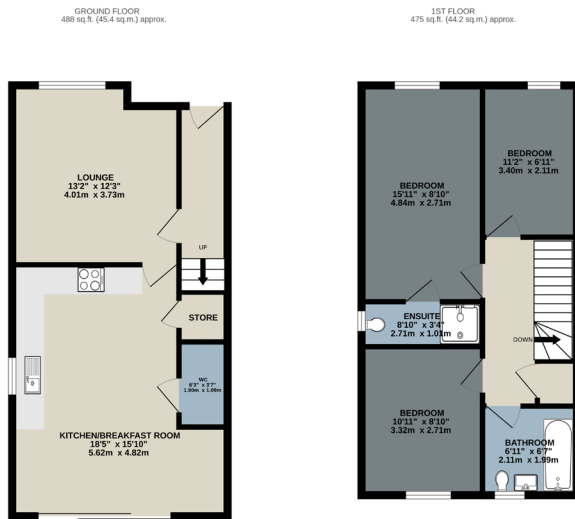
Finer Details

- Tenure: Freehold
- Council Tax Band: C – Stockport
- Heating – Electric Air Source Heat Pump
- Parking for two cars
- EV Charging Point For Each Home
- Walking distance into Romiley and the train station
- M60 – 10 minute drive
- Manchester Airport – 25 minute drive

Energy Efficiency Rating		
Environment	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		



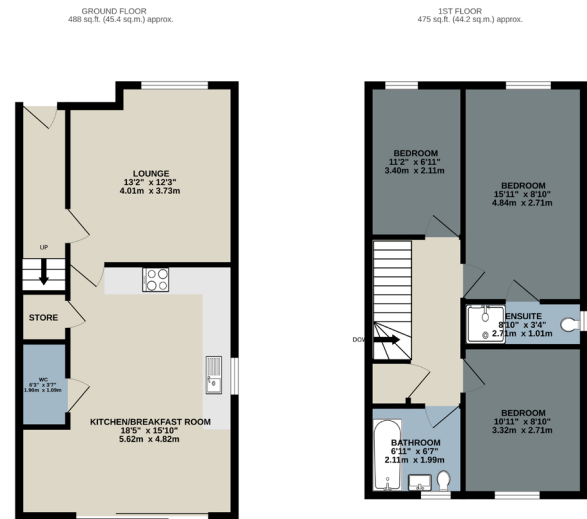
House 2C & 2E Floorplan



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for prospective purchasers. The layout, fixtures and appliances shown have not been visited and no guarantee is given as to their accuracy or efficiency over the years.
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House 2D & 2F Floorplan



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
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