



Bunkers Hill, Romiley, Stockport

 JARDINE  
ESTATES





# Bunkers Hill

Romiley, Stockport, Stockport

Welcome to Bunkers Hill, a beautiful semi-detached property which is somewhere to move straight into and enjoy.

On entrance the porch area is a handy place to take off your shoes and make your way into the welcoming hallway. At once you notice the beautiful décor and Amtico flooring which flows throughout the downstairs of this stylish home.

To the left is currently a stylish boot room and utility area, somewhere to hang your coats and dry your pups before entering the rest of the house. The utility area with space for a washing machine and dryer is perfect for busy families. You will also find a downstairs wc handy for visiting guests and those with small children.

Straight ahead is the new, modern kitchen. High gloss, white cupboards, integrated fridge freezer, double ovens and dishwasher this kitchen really is the perfect space for all budding chefs. The central island is perfect for family to gather for informal meals. When the weather allows open the bi fold doors which lead onto your sunny patio and garden.







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The main living area is split into three flexible zones, to the front is the lounge with a bay window and stunning statement fireplace.

Room for all the family to gather for a cosy film night or when entertaining a crowd open the interconnecting doors and this whole area is transformed.

A large family dining room and a further sitting area in the garden room at the rear overlooking the sunny rear garden awaits.

When the weather is warm you can throw open the French doors and access the back garden from here for serving cool drinks and canapés to your guests.













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Head to the first floor where there are three double bedrooms, one with en suite, a single bedroom and a family bathroom off the spacious landing.

The Principal bedroom is at the front of the house with ample space for the fitted wardrobes and space for bedside tables, a tranquil place to relax at the end of a long day with beautiful views over the green canopy of trees.

The second double also overlooks the front and has the benefit of a refurbished en suite to avoid the rush in the mornings. The third double currently houses a stylish brass bed with views over the rear garden, integrated wardrobes and space for a dressing table.

The single bedroom at the front of the property is the perfect spot for a home office or a dressing room with integrated storage.

A stylish white bathroom suite with large double ended bath adds to the spa feeling here. A separate thermostatic shower and heated towel rail are added luxuries.







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### Outside

The current owners have created the perfect outdoor space for both adults and children.

You have a decked patio area with space for a breakfast table and chairs on the lower level and further custom-built dining area above, light up the BBQ on a sunny afternoon and relax.

Whilst the children have a lawned area to play there are also raised beds to grow any number of plants and vegetables.

The garden also has outdoor lighting and electricity points so you can dine in the garden into the evening.

The front of the property is set back and has a private driveway leading to the front door with electric gates, single garage with electricity and access to the rear of the property.

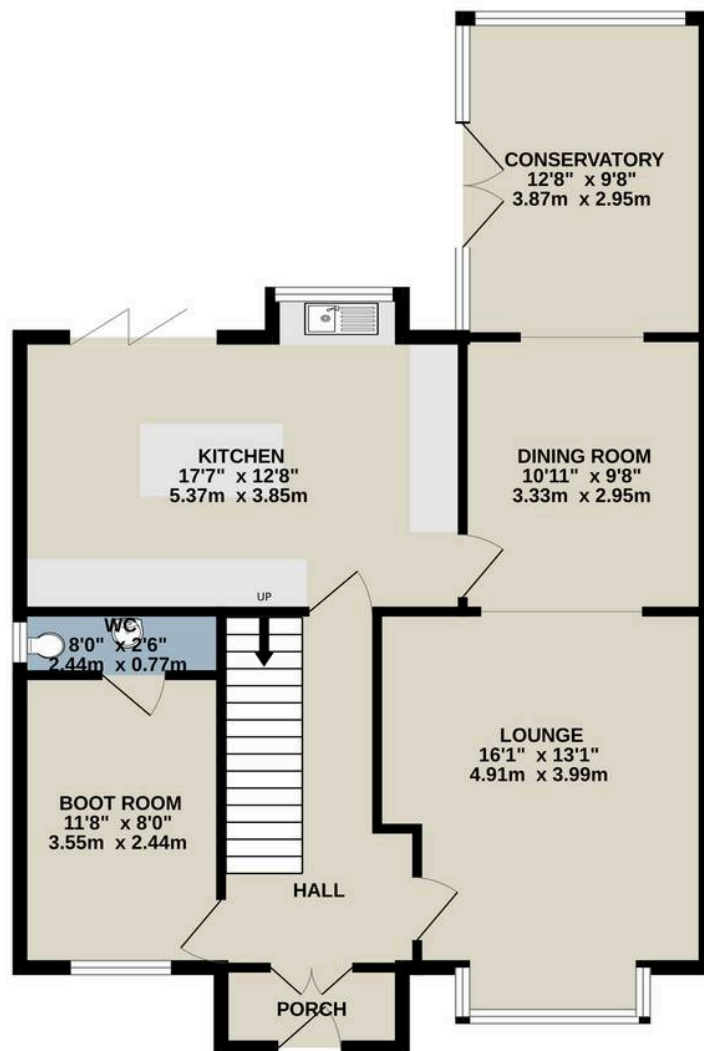




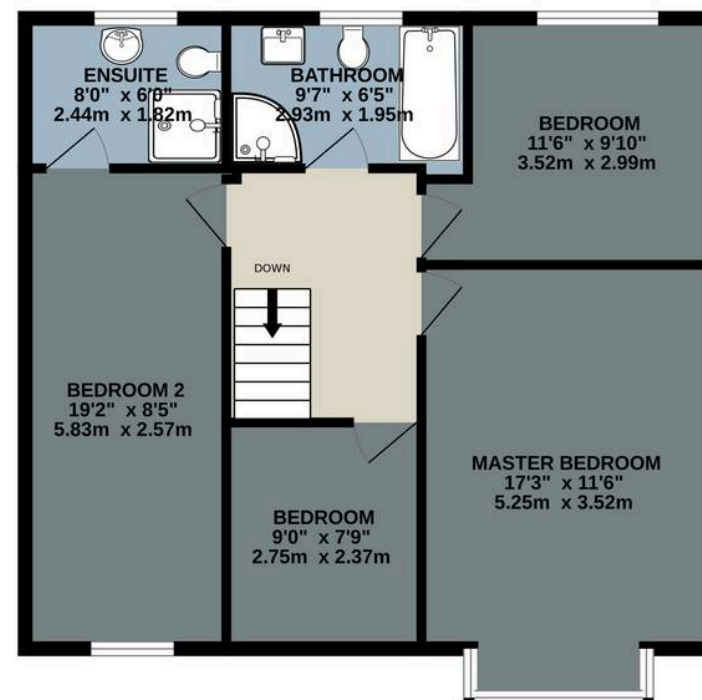




GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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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You can walk into Romiley Village with its fabulous facilities including a small theatre, an array of independent shops, a Sainsburys local for those bits that you run out of and bars, pubs and restaurants for a Friday night treat. You can also walk to the railway station giving you direct access into Manchester for business or pleasure. Werneth Low and Etherow county parks are also within a few minutes' drive, the fabulous countryside of Chadkirk Country Estate and Overdale Park are on your doorstep to enjoy. The M60/M56 motorways and Manchester airport are also close by making commuting and travelling further afield easy. We would love to welcome you to Bunkers Hill, please download our brochure for more fabulous pictures and details.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning modern family home
- Open plan giving you fabulous living space
- New kitchen and bathrooms
- Within walking distance of Romiley town centre
- Private garden with space for entertaining adults and children
- Walking and cycling from your front door
- Close to Overdale Park and Chadkirk Country Estate







## Jardine Estates

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