



Birchvale Drive, Romiley

 JARDINE
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Birchvale Drive

Romiley, Stockport

An impressive façade and commanding a prime position on a popular leafy road it has all the kerb appeal you could wish for.

The elegant porch welcomes you into what can only be described as the 'perfect' family home.

There is an abundance of rooms for all the family, plus the ideal kitchen/dining/relaxing space over-looking a truly magical garden.

The grand hallway has access to a handy cloak room for the family's coats and shoes.





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The first reception room currently houses a formal dining area with large bay window flooding this room with light.

A perfect room to host your family and friends.

At the rear of the property is the sitting room with a stunning fireplace, original curve glass bay window and views over the rear garden.







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The kitchen is a dream for any home cook, with integrated fridge and lots of room for a large fridge freezer, range cooker and a further utility room for your washer and dryer.

The breakfast / dining area can seat 4/5 for more casual dining and enjoying the first cup of the day.

You can throw open the patio doors and spill out onto the patio when the weather permits creating the perfect party area for children and adults.





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Head up to the first floor where the exceptional family living space continues, there are four double bedrooms and two bathrooms on this floor.

A generous landing gives you that feeling of space and light so important with a family home such as this.

The first double bedroom to your right, with views to the front, is a fabulous size with space for a double bed and a wardrobe.

Two further bedrooms occupy the rear of the property, both with space for king sized beds and wardrobes.

The principal bedroom is a heavenly escape from the rest of the house. With an en suite shower room and fitted wardrobes, dressing table and a bay window looking across to the canopy of trees and cricket ground opposite.

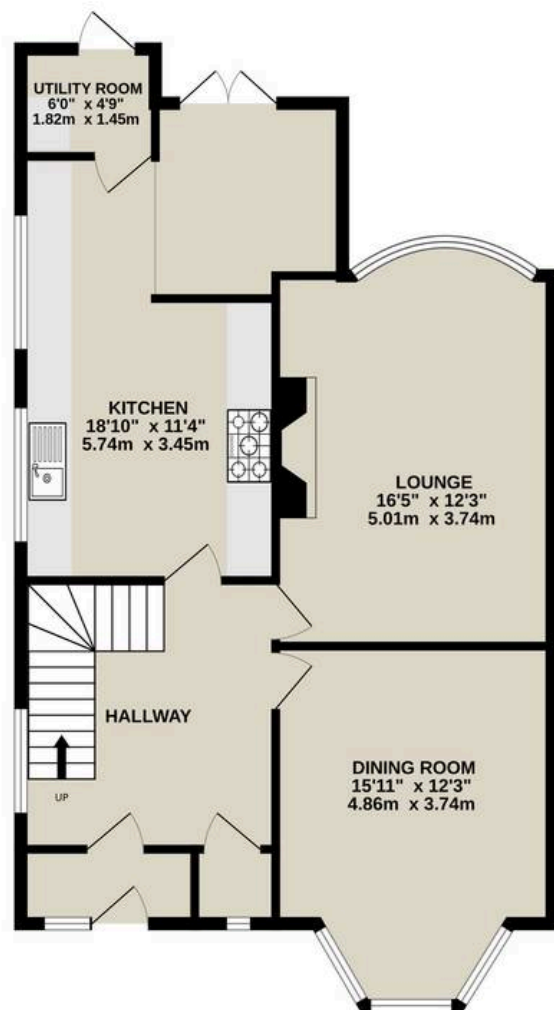
The family bathroom with its large roll top bath and separate shower cubicle is the perfect space for busy families to unwind at the end of the day.

There is a fifth bedroom on the top floor with space for a double bed and a private ensuite wc, making this the perfect spot to welcome your guests to stay or perhaps a home office.

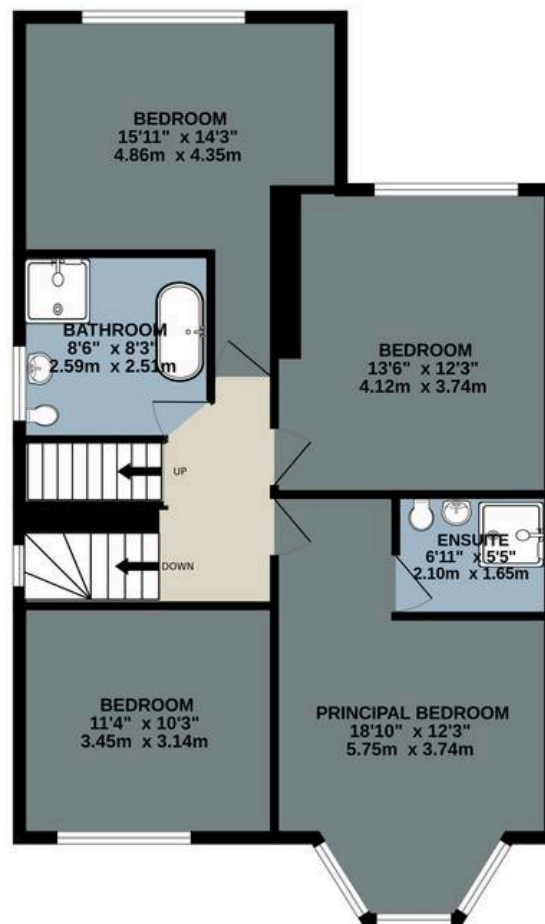




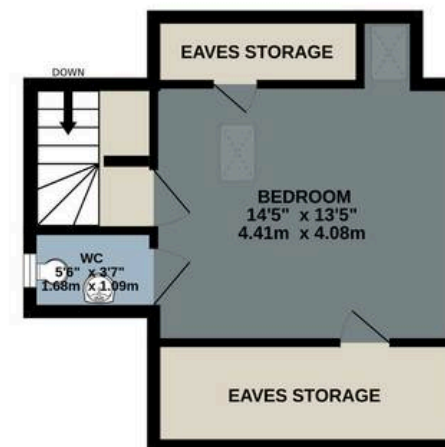
GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.1 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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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Birchvale Drive is a stone's throw from Romiley village with a range of restaurants, wine bar, pubs, The Forum Theatre, plus swimming pool and gym. There are country walks and bike rides from your front door, so no need to venture far to take in the fresh air. Romiley Golf Club and the Peak Forest Canal are also close by. If you have children, you will be within the catchment for Romiley Primary School and Marple Hall A ten-minute walk to Romiley train station, which gives you access to the bright lights of Manchester city centre inside 30 minutes - ideal for commuting and for pleasure. Bus stops are close by on Compstall Road providing regular services to Stockport town centre and Marple You can easily access the motorway networks to take you across Greater Manchester and beyond. Manchester Airport is just a 25-minute drive away.

Council Tax band: F

Tenure: Freehold

- • Elegant interior with space for the whole family
- • On one of Romiley's most desirable roads, opposite the Cricket Club
- • Two reception rooms & five double bedrooms
- • Large kitchen with breakfast/ dining area
- • Walking distance to Romiley village
- • Parking for two cars & garage
- • Substantial, west facing garden ideal for children to play
- • Within catchment areas for Romiley Primary School and Marple Hall





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