



Guywood Lane, Romiley

Leasehold

NO CHAIN • 3 Bedroom Period Property • Extended Kitchen & Dining Room • Original Period Fireplace • South Facing Private Rear Garden • Catchment For Great Schools • Walking Distance To Romiley Train Station





Welcome to Guywood Lane, set back from the road by a small garden; the front door leads you into the vestibule where you can shake off your wet coat and shoes. High ceilings in your living room give an immediate impression that this is not a typical terraced house! There is enough space for any arrangement of sofas for all the family, a stunning fireplace which adds character with a gas coal effect fire and ample room for a games or movie night.

The addition of the large window ensures that you get the best of the light throughout the day.

Why view

The extended kitchen and dining room is the perfect place for entertaining family and friends with French doors flooding this space with light.

The modern kitchen has lots of work top space, integrated appliances and a gas hob with electric oven. A storage cupboard is perfect for hiding the ironing board and all of your bits and pieces.

The open plan layout is perfect for your guests to gather around the dining table with cocktails and chat while you cook up a storm.

Throw open the French doors to bring the outside in, you can fire up the BBQ and enjoy the garden which isn't overlooked and gets the sun all day.

If you can tear yourself away from this amazing space, head up to the first floor which has a spacious bathroom with a relaxing bathtub and a separate shower. Hidden storage cupboards ensure this space is always neat and tidy. A wide landing, typical of this age of property leads to the Principal bedroom overlooking the front of the property. The window floods the room with light and the largest run of wardrobes for all of your clothes and shoes is included. The original period fireplace is still in situ adding a touch of character. Upstairs again now to the final floor where you will find a further two double bedrooms, eves storage and access to a loft which is partially boarded.

Where it is

Guywood Lane is the perfect position for enjoying everything that Romiley has, within easy walking distance but tucked away from the hustle. Romiley train station is a few minutes stroll, along with shops, bars, restaurants and amateur dramatics family theatre. Within a 15-minute walk is a swimming pool and sauna ideal for keeping fit or for a great family day out.

You are within catchment for some great schools and lots of community activities. With beautiful countryside walks on your doorstep whilst only a short train ride away from Manchester, this property is in the perfect location.

Council Tax band: C

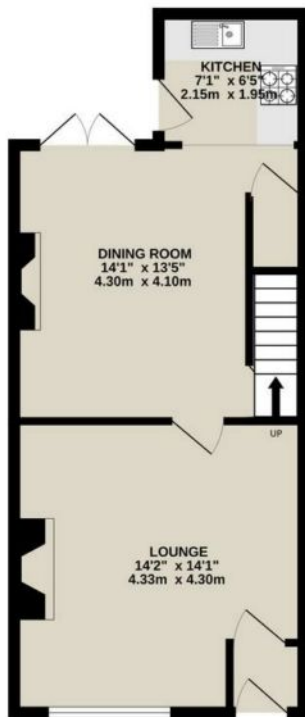
Tenure: Leasehold

EPC Energy Efficiency Rating: D

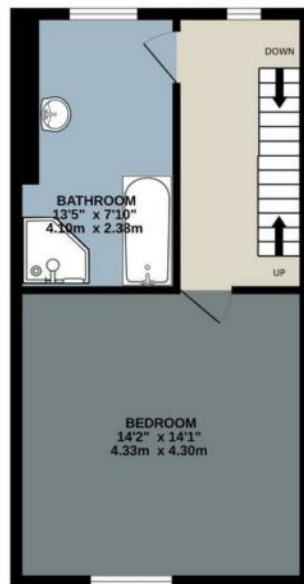
EPC Environmental Impact Rating: D



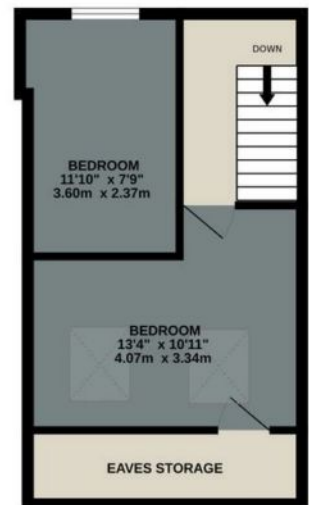
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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