



127, Overdale Road, Romiley, SK6 3EN

This well presented & spacious detached property is extremely versatile offering 4 bedroom accommodation over two levels that would either suit young families or alternatively someone wanting bungalow accommodation with additional guest space to the first floor. With a good sized enclosed rear garden backing onto Overdale Park & the Goyt Valley this is a lovely spot, tucked away and yet convenient for local Schools & Romiley Village. Featuring: Porch, hall, lounge & dining area with patio doors to a conservatory, fitted kitchen, utility room, home office, ground floor bedroom & shower room and then 3 further bedrooms & a shower room to the first floor. The block paved driveway provides plenty of off road parking & gas central heating is installed (Vaillant boiler) along with uPVC double glazing. Council Tax Band: D. Energy Performance Rating: D. Tenure: Freehold

Price Guide: 'Offers Over' £350,000



ENTRANCE PORCH

5' 7" x 3' 5" (1.70m x 1.04m)

RECEPTION HALL

17' 6" x 12' 4" widest point (5.33m x 3.76m)



HOME OFFICE

9' 4" x 7' 8" (2.84m x 2.34m)

GROUND FLOOR BEDROOM FOUR

10' 2" x 8' 6" (3.10m x 2.59m)

LOUNGE

14' 6" x 12' 6" (4.42m x 3.81m)

DINING AREA

8' 8" x 7' 9" (2.64m x 2.36m)



MODERN SHOWER ROOM

8' 4" x 6' 5" (2.54m x 1.95m)

LANDING

10' 10" x 8' 7" (3.30m x 2.61m)

BEDROOM ONE

11' 4" x 10' 2" (3.45m x 3.10m)

CONSERVATORY

12' 4" x 7' 8" (3.76m x 2.34m)

FITTED KITCHEN

9' 3" x 8' 3" (2.82m x 2.51m)



BEDROOM TWO

11' 7" x 10' 6" to robes (3.53m x 3.20m)

UTILITY ROOM

7' 10" x 7' 8" (2.39m x 2.34m)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number - 0161 494 5136

BEDROOM THREE

8' 9" x 7' 1" plus doorway (2.66m x 2.16m)

MODERN SHOWER ROOM

5' 7" x 2' 9" (1.70m x 0.84m)



TOTAL FLOOR AREA: 1363 sq. ft. (126.6 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other details 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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