

# 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

thomas lardner

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)



**LOUNGE** 

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

#### **DINING AREA**

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



CONSERVATORY

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

### FITTED KITCHEN

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



**UTILITY ROOM** 

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



**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)



#### **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)



# **BEDROOM TWO**

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

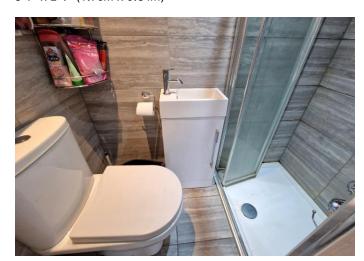


# **BEDROOM THREE**

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)



# **VIEWING ARRANGEMENTS**

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









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