

## The Retreat, Romiley, SK6 3LF

The Retreat is an exclusive cul-de-sac of just eight houses set within one of the most sought-after residential areas of Romiley. Close to The Peak Forest Canal and Chadkirk Country Park and yet just a few hundred meters from Romiley Village. The property is an immaculately presented home which offers spacious accommodation and is set on a large plot offering parking for several vehicles, a beautiful rear garden backing onto the canal (non-towpath side) and a double garage. The property briefly comprises entrance vestibule and ground floor WC, living room with views over the garden, dining room, modern fitted kitchen, utility room, conservatory and integral double garage. To the first floor is a master bedroom with fitted wardrobes .....Cont'd

Price Guide: Offers Over £750,000



...., and a luxury en-suite bathroom, four further bedrooms and a family shower room. In addition to the superb rear garden and patio sitting area there is a useful vegetable garden to the side of the house. Mooring rights to the canal have been offered in the past and may still be available (we cannot confirm this). Tenure: Freehold. Council Tax Band: G. EPC rating TBC

**ENTRANCE VESTIBULE**

7' 4" x 4' 3" (2.23m x 1.29m)

**ENTRANCE HALL**

11' 9" x 9' 10" (3.58m x 2.99m)



**GROUND FLOOR WC**

6' 10" x 3' 3" (2.08m x 0.99m)

**LOUNGE**

21' 2" max x 14' 0" (6.45m x 4.26m)



**DINING ROOM**

12' 8" max x 9' 6" (3.86m x 2.89m)



**CONSERVATORY**

12' 5" x 9' 1" (3.78m x 2.77m)

**DINING KITCHEN**

17' 2" x 12' 2" max (5.23m x 3.71m)



**UTILITY ROOM**

8' 1" x 5' 3" (2.46m x 1.60m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

18' 0" x 12' 4" excluding recess (5.48m x 3.76m)



**LUXURY EN-SUITE BATHROOM**

14' 2" x 7' 0" (4.31m x 2.13m)



**BEDROOM TWO**

13' 0" x 11' 5" (3.96m x 3.48m)



**BEDROOM FOUR**

11' 3" x 8' 3" (3.43m x 2.51m)

**BEDROOM FIVE**

8' 0" x 7' 0" (2.44m x 2.13m)

**FAMILY SHOWER ROOM**

9' 10' 0" x 6' 0" (3.05m x 1.83m)



**BEDROOM THREE**

11' 4" x 9' 0" (3.45m x 2.74m)



**INTEGRAL GARAGE**

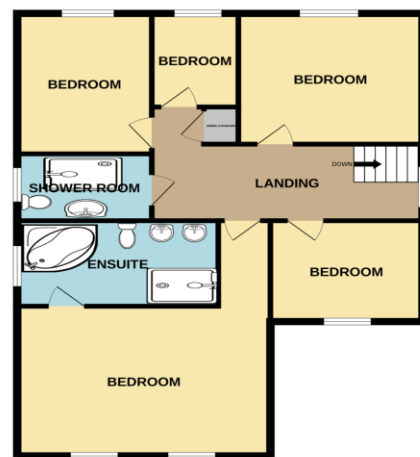
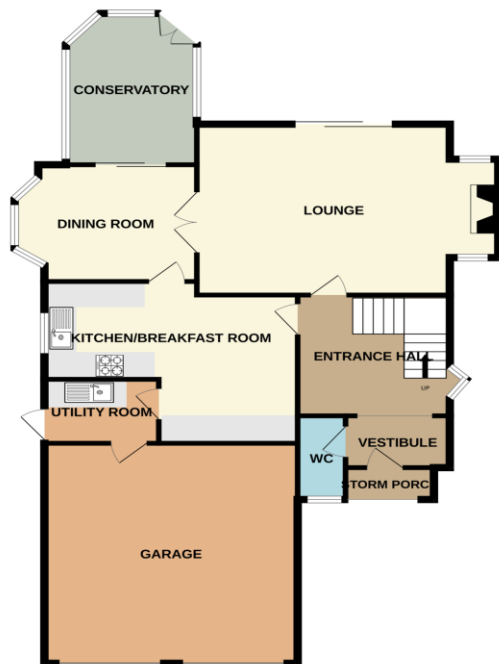
18' 0" x 18' 0" (5.48m x 5.48m)

**VIEWING ARRANGEMENTS**

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

GROUND FLOOR

1ST FLOOR



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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