



Compstall Road, Romiley, SK6 4HT

Offered for sale with NO ONWARD CHAIN, this characterful, period detached house is situated within a sought-after location, close to Romiley Village centre and has been significantly extended to provide spacious and versatile family accommodation. The ground floor features an entrance hall, a modern fitted kitchen and three separate reception rooms - one being a family room that runs across the rear of the house with an adjoining ground-floor shower room offering the potential to create a granny-annexe. The first floor features a master bedroom with an en-suite bathroom, three further double bedrooms, an office/bedroom five and a family bathroom. Outside there is a wide block-paved frontage that extends to the side.. cont'd over

Price Guide: £595,000



....of the house and there is an attractive, private garden to the rear. Tenure: Freehold. EPC Rating: D. Council Tax Band: E

ENTRANCE HALL

17' 7" x 10' 0" (5.36m x 3.05m)

LIVING ROOM

16' 1" into bay x 11' 10" (4.90m x 3.60m)

DINING ROOM

13' 10" x 11' 11" (4.21m x 3.63m)

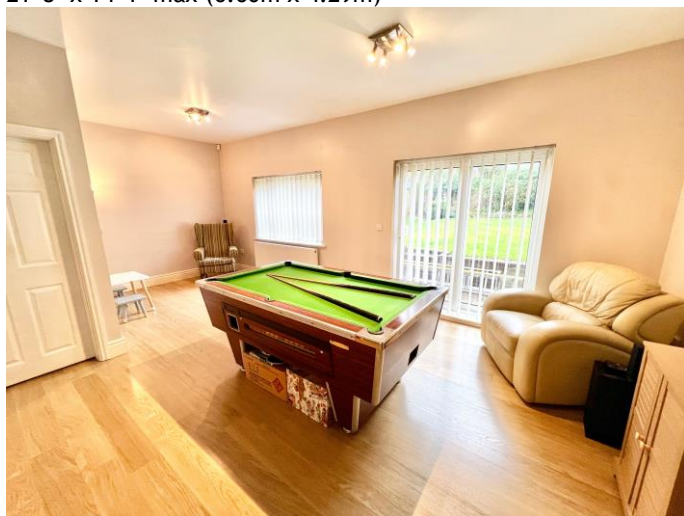


FITTED KITCHEN

18' 10" x 9' 10" max (5.74m x 2.99m)

FAMILY ROOM

21' 8" x 14' 1" max (6.60m x 4.29m)



SHOWER ROOM

11' 0" x 6' 2" max (3.35m x 1.88m)



FIRST FLOOR LANDING

MASTER BEDROOM

15' 8" x 12' 11" max (4.77m x 3.93m)



EN-SUITE BATHROOM

10' 1" x 6' 7" (3.07m x 2.01m)



BEDROOM TWO

16' 1" into bay x 11' 10" (4.90m x 3.60m)



BEDROOM THREE

13' 10" max x 11' 11" (4.21m x 3.63m)



STUDY/BEDROOM FIVE

9' 10" into recess x 5' 5" (2.99m x 1.65m)



BEDROOM FOUR

15' 6" x 10' 0" max (4.72m x 3.05m)



FAMILY BATHROOM

8' 1" x 6' 3" (2.46m x 1.90m)

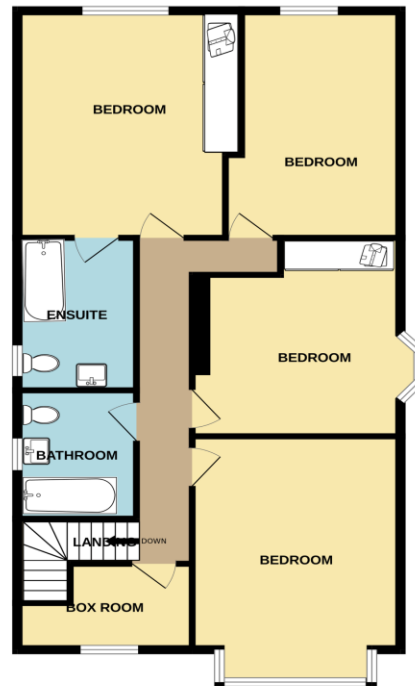
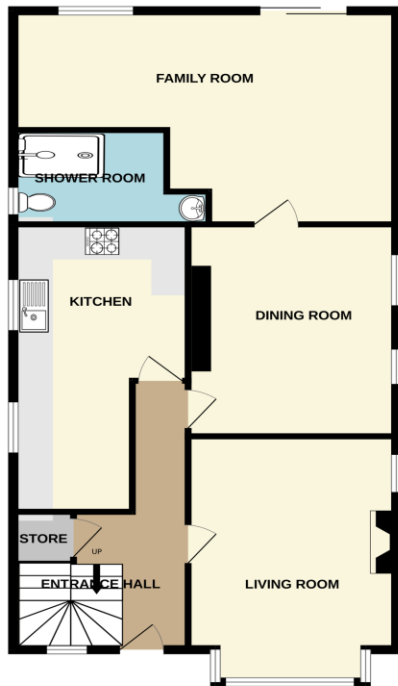


VIEWING ARRANGEMENTS

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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