



Quarry Rise, Romiley, SK6 4DD

This extremely versatile & well presented 4 bedroom detached home is tucked away on a sought after cul-de-sac convenient for Romiley Village & the railway station. Enclosed in a generous sized plot with landscaped gardens and seating areas the property would suit somebody who wants the option of a ground floor bedroom & bathroom in addition to 3 further bedrooms & family bathroom to the first floor. Comprises on the ground floor: Porch, reception hall, 18ft 10in lounge with double doors to a dining room, comprehensively fitted dining kitchen with oven, hob, extractor & fridge, conservatory, ground floor WC, cloaks/dressing area, double bedroom & en-suite shower room & then to the first floor 3 further bedrooms, bathroom & useful 17ft storage room. A block paved drive provides plenty of parking, leading to a double attached garage with electric door.

Gas central heating & double glazing... Cont. Overleaf...

Price Guide: £675,000



Take a look-this property has plenty to offer either families, someone with a dependent relative or someone wanting generous sized bungalow living with additional first floor rooms.

EPC rating: TBC Council Tax Band: G Tenure: Freehold

VIEWING ARRANGEMENTS

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

ENTRANCE PORCH

6' 10" x 4' 3" (2.08m x 1.29m)

RECEPTION HALL

11' 10" x 8' 2" main area (3.60m x 2.49m)



GROUND FLOOR WC

5' 4" x 4' 0" (1.62m x 1.22m)

ATTACHED GARAGE

17' 3" x 16' 2" (5.25m x 4.92m)

LOUNGE

18' 10" x 12' 0" (5.74m x 3.65m)



DINING ROOM

14' 3" x 12' 2" (4.34m x 3.71m)

FITTED DINING KITCHEN

16' 1" x 12' 9" (4.90m x 3.88m)

CONSERVATORY

13' 6" x 10' 5" (4.11m x 3.17m)

DRESSING/CLOAKS AREA

7' 0" x 6' 6" (2.13m x 1.98m)

BEDROOM ONE

12' 9" x 10' 10" (3.88m x 3.30m)



EN-SUITE SHOWER ROOM

6' 6" x 5' 6" (1.98m x 1.68m)



LANDING

STORAGE ROOM

17' 0" x 7' 7" (5.18m x 2.31m)

BEDROOM TWO

15' 8" x 12' 0" (4.77m x 3.65m)

BEDROOM THREE

15' 8" x 12' 4" (4.77m x 3.76m)

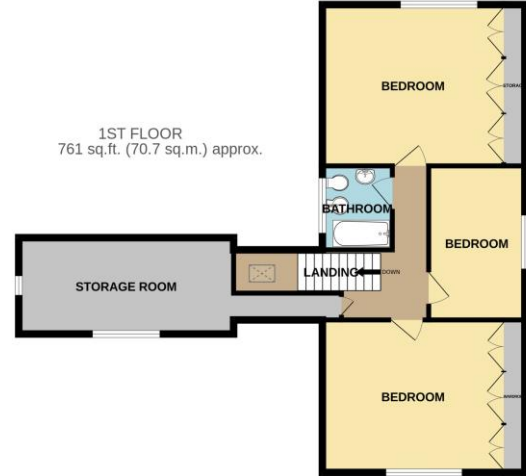


BEDROOM FOUR

12' 4" x 8' 1" (3.76m x 2.46m)

FAMILY BATHROOM

6' 7" x 6' 5" (2.01m x 1.95m)



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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.
 Made with Metropix ©2024





Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com