



St Andrews Close, Romiley, SK6 3JR

SUPERBLY PRESENTED and adjoining the beautiful PEAK FOREST CANAL. An extended 3 bedroom semi detached house with ground floor shower room and utility room. The present owners have re-modelled and improved the accommodation to provide a fabulous family home that falls into the catchment for Romiley Primary and Marple Hall Secondary schools. Featuring: entrance hall, open plan living room / dining room and stunning kitchen, with separate utility room and shower room. To the first floor is a master bedroom with fitted wardrobes, two further bedrooms and a luxury bathroom. The generous sized enclosed rear garden is laid to lawn with a large raised patio area and offers canal side views. There is a driveway providing parking and a detached garage with electric door and power installed.

Tenure: Freehold. EPC: D. Council Tax Band: D.

Price Guide: Offers Over £425,000



OPEN PLAN LIVING ROOM / DINING ROOM
24' 0" x 17' 10" (7.31m x 5.43m) L shaped



FITTED KITCHEN
16' 8" x 11' 6" (5.08m x 3.50m)



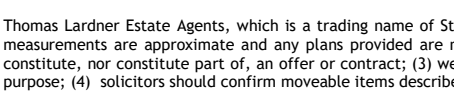
DINING AREA



GROUND FLOOR SHOWER ROOM
5' 7" x 5' 4" (1.70m x 1.62m)



UTILITY ROOM
7' 9" x 4' 10" (2.36m x 1.47m)



MASTER BEDROOM
12' 11" x 10' 10" (3.93m x 3.30m)



BEDROOM TWO
11' 6" x 9' 6" (3.50m x 2.89m)



BEDROOM THREE
8' 1" x 7' 1" (2.46m x 2.16m)



MODERN BATHROOM
7' 6" x 6' 5" (2.28m x 1.95m)

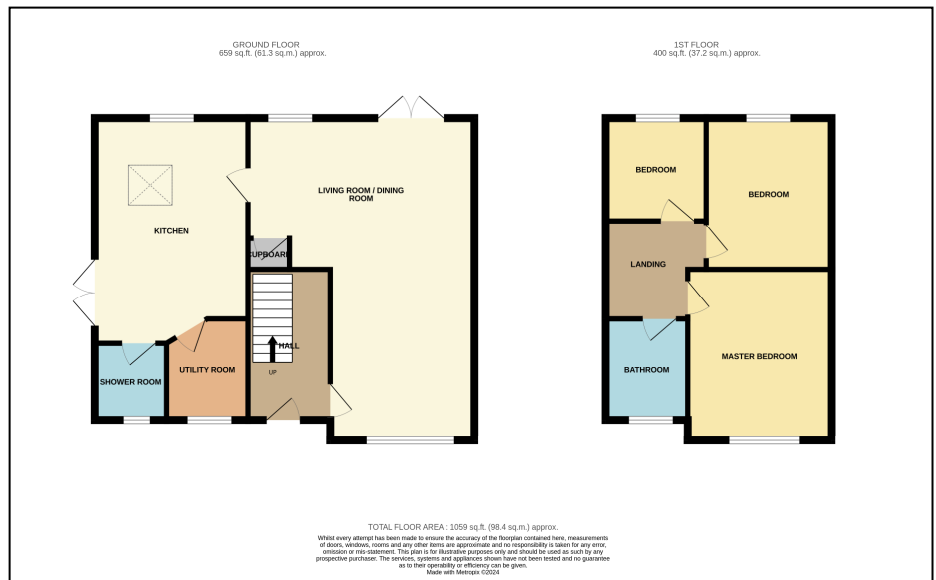


OUTSIDE



VIEWING ARRANGEMENTS

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



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T709 Printed by Ravensworth 01670 713330



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