



## 20 High Meadows, Romiley, SK6 4PT

**SIMPLY STUNNING!** This has to be one of the most immaculately presented properties currently on the market! With fabulous, far-reaching views over Romiley to the surrounding Peak District, this fully refurbished and significantly extended property offers the versatility of a double bedroom and shower room to the ground floor plus a further two double bedrooms and a bathroom to the first floor. Ideal for a growing family or those wishing to downsize without having to compromise too much on accommodation. Other features include a spacious entrance hall, lounge (with bay-window capturing the views), 20ft dining kitchen, a 28ft garage, beautiful, landscaped rear garden and plenty of off-road parking. An internal viewing.... Cont'd over

Price Guide: £480,000



...., is highly recommended to fully appreciate what this property has to offer. Tenure: Long-leasehold. Council Tax Band: D. EPC rating: To follow.

**ENTRANCE HALL**

17' 5" x 8' 1" (5.30m x 2.46m)



13' 2" x 10' 9" (4.01m x 3.27m)



**SHOWER ROOM**

7' 2" max x 5' 9" (2.18m x 1.75m)



**LOUNGE**

14' 4" x 12' 7" (4.37m x 3.83m)



**INNER HALL**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

16' 4" x 11' 5" (4.97m x 3.48m)



**DINING KITCHEN**

19' 8" x 11' 8" (5.99m x 3.55m)



**BEDROOM TWO**

**BEDROOM THREE/SITTING ROOM**

16' 4" x 13' 2" max (4.97m x 4.01m)



**BATHROOM**

7' 4" x 6' 8" (2.23m x 2.03m)



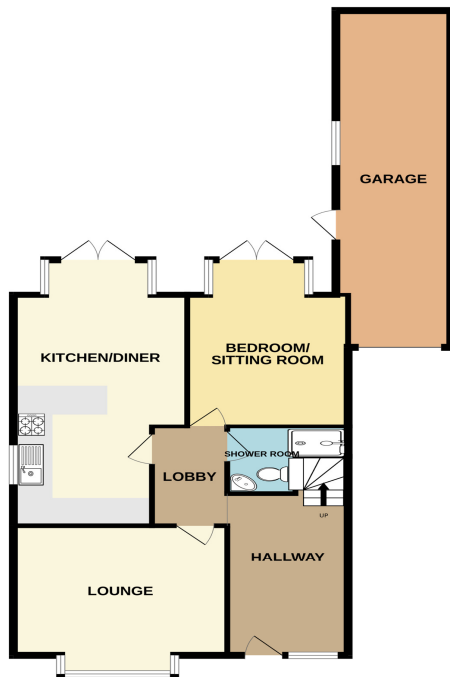
**VIEWING ARRANGEMENTS**

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

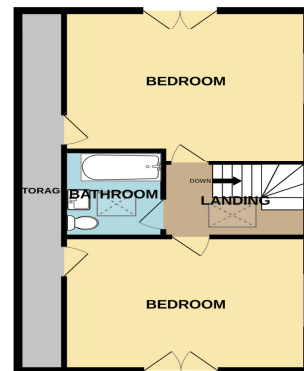
**GARAGE**

28' 9" x 10' 0" max (8.76m x 3.05m)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metroplex ©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](http://www.thomaslardner.com)