



Gregory Avenue, Romiley, SK6 3JZ

Located on one of the area's premier cul-de-sacs, convenient for Romiley Village & yet on the doorstep of Chadkirk Country Park & the Peak Forest Canal. This handsome 4 bedroom detached home is offered with no onward chain and, with bags of potential for the new purchaser to put their own stamp on the accommodation the property is sure to prove popular. Featuring: Porch, reception hall, lounge with double doors opening to a dining room & conservatory, dining kitchen, ground floor WC, spacious landing with access to a large loft space, 4 good sized beds, bathroom & separate WC. Gas central heating is installed along with majority double glazing. The enclosed front garden & drive leads to an integral garage & there is a large lawned rear garden. The property is.... Continued Overleaf...
Price Guide: Offers Over £650,000



in catchment for Romiley Primary and Marple Hall Secondary Schools and is offered with no onward chain. Council Tax Band: G. Energy Rating: F. Tenure: Freehold.

ENTRANCE PORCH

RECEPTION HALL

10' 0" x 8' 6" (3.05m x 2.59m)



LOUNGE

14' 2" x 13' 4" (4.31m x 4.06m)

DINING ROOM

13' 4" x 11' 10" (4.06m x 3.60m)



CONSERVATORY

12' 4" x 11' 4" (3.76m x 3.45m)

DINING KITCHEN

14' 8" x 13' 8" widest point (4.47m x 4.16m)



STORM PORCH

3' 10" x 3' 3" (1.17m x 0.99m)

GROUND FLOOR WC

5' 9" x 2' 9" (1.75m x 0.84m)

LANDING

11' 4" x 8' 5" (3.45m x 2.56m)



BEDROOM ONE

13' 6" into bay x 13' 5" (4.11m x 4.09m)



BEDROOM TWO

13' 5" x 12' 2" (4.09m x 3.71m)



BEDROOM THREE

18' 2" x 9' 7" (5.53m x 2.92m)

BEDROOM FOUR

10' 6" x 9' 2" (3.20m x 2.79m)



SEPARATE WC

5' 3" x 3' 2" (1.60m x 0.96m)

INTEGRAL GARAGE

18' 0" x 8' 6" (5.48m x 2.59m)



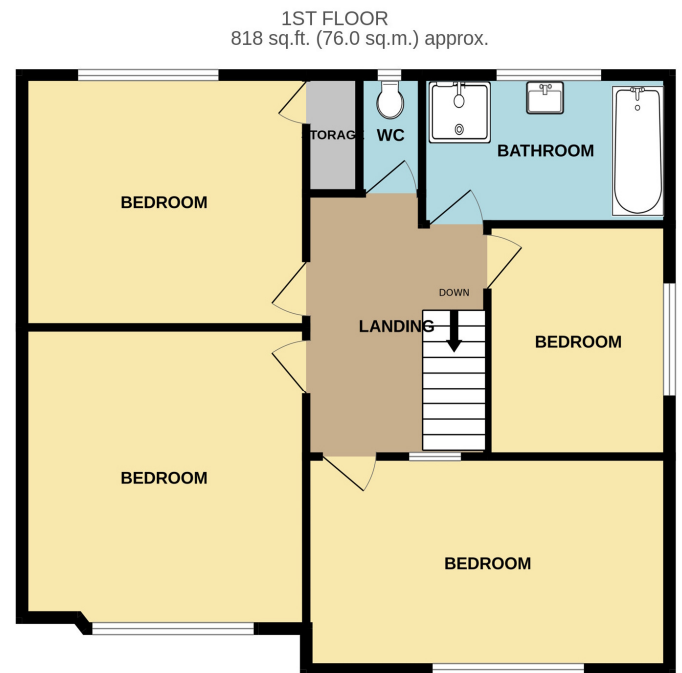
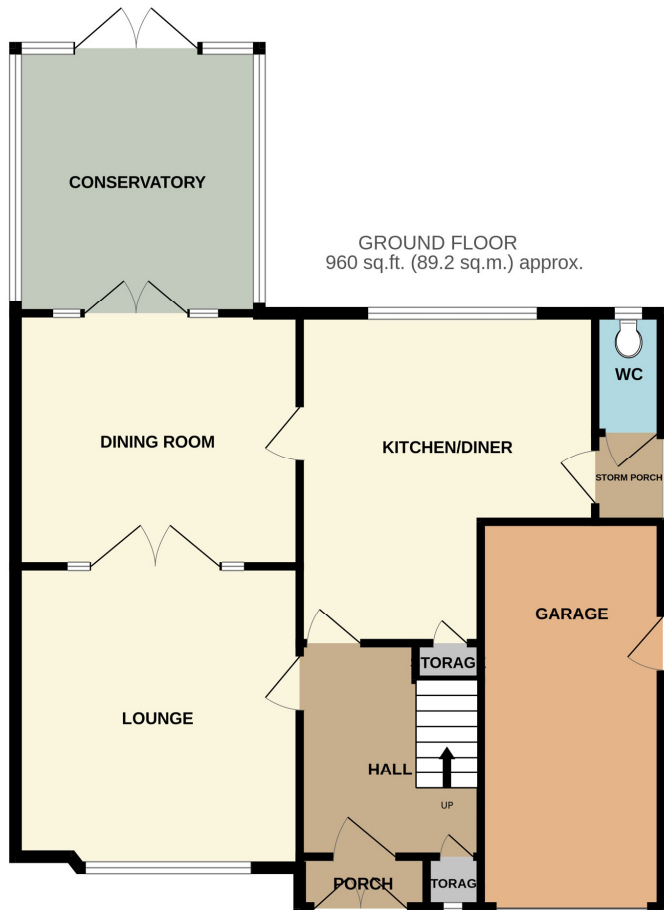
FAMILY BATHROOM

11' 10" x 6' 0" (3.60m x 1.83m)



VIEWING ARRANGEMENTS

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



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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.
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