



## Beacon Road, Romiley, Stockport, SK6 3ET

This stunning 4 bedroom detached home was built in 2015 by Pembroke Homes & features a wealth of quality fixtures & fittings. The stylish, generous sized accommodation features: Large hall, ground floor WC, 20ft 4in open plan living/ dining room with bi-fold doors opening to the generous sized landscaped garden & patio, high gloss fitted kitchen with oven, hob, extractor, fridge, freezer & dishwasher, 4 double beds (main with built in wardrobes & luxury en-suite) & luxury family bathroom with additional shower enclosure. The double width driveway provides off road parking & there is an integral 18ft 4in garage. This popular development is convenient for Romiley Village, Chadkirk Country Park, Peak Forest Canal & local primary & secondary schools making this impressive family home sure to prove popular. Council Tax Band: E. Energy Rating: B.

Leasehold - 939 years remaining & £250.00 Ground Rent.

Price Guide: £475,000



## ENTRANCE HALL

### GROUND FLOOR WC

6' 0" x 3' 2" (1.83m x 0.96m)



## LUXURY EN-SUITE SHOWER ROOM

7' 2" x 4' 8" (2.18m x 1.42m)



## OPEN PLAN LIVING SPACE

20' 4" x 20' 4" widest points (6.19m x 6.19m)

### FITTED KITCHEN

11' 1" x 7' 10" (3.38m x 2.39m)



## BEDROOM TWO

11' 1" x 9' 10" (3.38m x 2.99m)



## LANDING

16' 5" x 4' 1" minimum (5.00m x 1.24m)

## LUXURY FAMILY BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m)

## BEDROOM ONE

12' 1" x 11' 5" into robes (3.68m x 3.48m)



## BEDROOM THREE

11' 0" x 9' 5" widest points (3.35m x 2.87m)

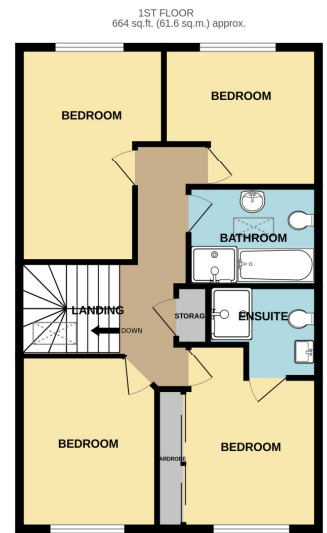
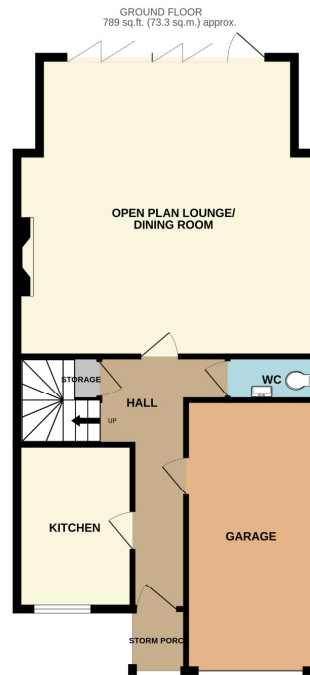


## BEDROOM FOUR

14' 2" x 9' 10" (4.31m x 2.99m)



**INTEGRAL GARAGE**  
18' 3" x 8' 10" (5.56m x 2.69m)



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.  
While every effort 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 errors, omissions or misstatements. They 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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**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number - 0161 494 513.





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