



Mallards Reach, Romiley, SK6 3AD

This attractive, bay-fronted detached family home boasts **FOUR DOUBLE BEDROOMS** (the master having an en-suite shower room), an 18'8" lounge in addition to a 25'9" fitted dining kitchen across the rear of the property with adjoining 17ft conservatory overlooking the sunny and surprisingly large rear garden. All in all, it forms a spacious and comfortable family home which is set at the entrance of a short, exclusive cul-de-sac and it also provides an entrance hall, downstairs w.c in addition to the family bathroom, a spacious landing, driveway and integral garage. As mentioned, the rear garden is far larger than one might expect and there is an additional small piece of land beyond the fencing. Tenure: Long leasehold. Council Tax Band: E. EPC rating: C.

Price Guide: Offers Over £495,000



ENTRANCE HALL

14' 10" x 6' 0" (4.52m x 1.83m)

GROUND FLOOR WC

LOUNGE

18' 8" x 10' 6" (5.69m x 3.20m)



DINING KITCHEN

25' 9" x 9' 3" max (7.84m x 2.82m)



CONSERVATORY

17' 4" x 12' 1" (5.28m x 3.68m)



FIRST FLOOR LANDING

15' 7" x 6' 0" (4.75m x 1.83m)

MASTER BEDROOM

13' 2" x 10' 7" (4.01m x 3.22m)



EN-SUITE SHOWER ROOM

8' 4" max x 4' 8" (2.54m x 1.42m)



BEDROOM TWO

12' 6" x 8' 8" (3.81m x 2.64m)



FAMILY BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)



BEDROOM THREE

10' 2" x 10' 0" max (3.10m x 3.05m)

BEDROOM FOUR

9' 7" x 8' 9" (2.92m x 2.66m)



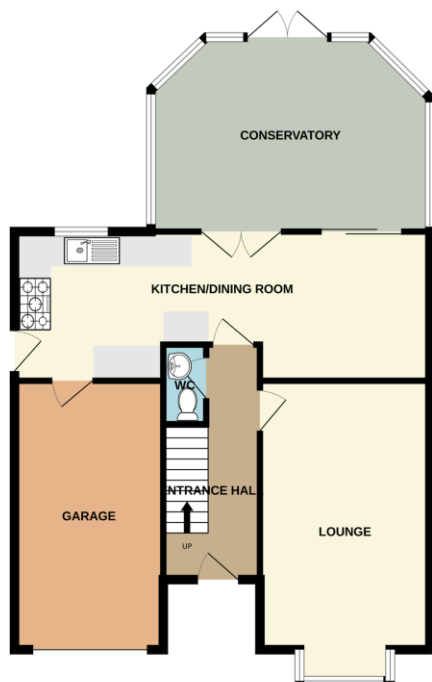
INTEGRAL GARAGE

16' 7" x 8' 3" (5.05m x 2.51m)

VIEWING ARRANGEMENTS

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

GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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