



## Compstall Road, Romiley. SK6 4JD

IMMACULATELY PRESENTED and with everyone's must have - a fabulous open plan sitting room and fitted dining kitchen with bi-fold doors opening to the enclosed rear garden. With modern styling throughout this 3 bedroom semi detached house has been extended to the rear to provide a spacious family home which falls into the catchment for Romiley Primary and Marple Hall Secondary Schools. Featuring: Porch, Entrance hall, living room, sitting room that opens to the fitted dining kitchen with Velux windows providing plenty of light, 3 good sized bedrooms and luxury family bathroom. The loft has been boarded, carpeted and has Velux windows, with an abundance of storage. Gas central heating is installed along with uPVC double glazing.

EPC Rated E Council Tax Band C. Tenure: Freehold

Offers In Excess of £450,000





**LIVING ROOM**

12' 0" x 10' 11" (3.65m x 3.32m)

**BEDROOM ONE**

14' 7" x 10' 11" (4.44m x 3.32m)

**LOFT ROOM**

21' 8" x 11' 0" (6.60m x 3.35m)

**OPEN PLAN DINING KITCHEN**

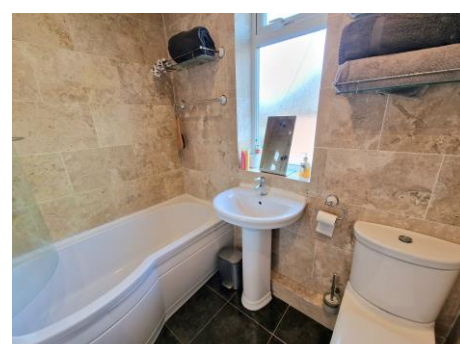
21' 2" x 12' 10" (6.45m x 3.91m)

**BEDROOM TWO**

12' 0" x 10' 9" (3.65m x 3.27m)

**BATHROOM**

6' 11" x 4' 10" (2.11m x 1.47m)

**FITTED KITCHEN**

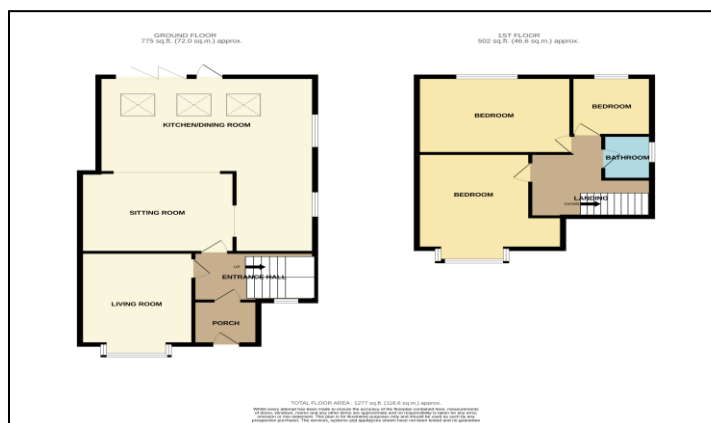
21' 2" x 12' 10" (6.45m x 3.91m)

**BEDROOM THREE**

7' 10" x 7' 1" (2.39m x 2.16m)

**OUTSIDE****SITTING ROOM**

14' 8" x 10' 8" (4.47m x 3.25m)



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