



Guywood Lane, Romiley, SK6 4AW

IT'S LIKE THE TARDIS! This individual detached property is far larger on the inside than it looks from the outside as it offers four double bedrooms (two on each floor), a bathroom on the ground floor and a shower room on the first floor, two good sized reception rooms, a fitted kitchen, spacious hallway, cellar, garage and two driveways! Added to that, the property enjoys a superb location towards the top of Guywood Lane, close to open countryside and attractive walks and with far-reaching views to the surrounding countryside. The wide rear garden enjoys afternoon and evening sunshine and offers a good sized lawned garden in addition to a raised, decked sitting area and a sunken patio with pizza oven. All in all, this is a property that simply **MUST BE VIEWED** to be fully appreciated.

Price Guide: £595,000



ENCLOSED PORCH

ENTRANCE HALL

21' 5" x 5' 9" (6.52m x 1.75m)

LOUNGE

15' 3" x 12' 7" (4.64m x 3.83m)



BEDROOM TWO

11' 2" x 9' 8" (3.40m x 2.94m)



BATHROOM

9' 1" x 4' 10" (2.77m x 1.47m)



DINING ROOM

14' 2" x 12' 7" (4.31m x 3.83m)



KITCHEN

10' 4" x 10' 2" plus recess (3.15m x 3.10m)

BEDROOM ONE

12' 0" x 11' 0" (3.65m x 3.35m)



CELLAR

12' 6" x 8' 2" (3.81m x 2.49m)

FIRST FLOOR LANDING

BEDROOM THREE

12' 4" x 10' 0" (3.76m x 3.05m)



BEDROOM FOUR
15' 0" x 8' 5" plus recess (4.57m x 2.56m)



SHOWER ROOM
8' 10" max x 4' 7" (2.69m x 1.40m)

DETACHED GARAGE
17' 10" x 9' 1" (5.43m x 2.77m)

OUTSIDE



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

Tenure: Freehold. Council Tax Band: E. EPC Rating - To Follow





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