



## 24 Church Lane, Romiley, SK6 4AA

This STUNNING period bay-fronted family home simply must be viewed in order to fully appreciate the combination of the elegant features of its age combined with the luxury and comfort of our times. Deep skirtings, original fire surrounds and picture rails are just a few of the retained characteristics. An added bonus for this age of property is a long rear garden with two off-road parking spaces at the far end accessed from Leyburn Grove. The basement of this property has been converted and dry-lined where required to provide additional accommodation that includes a large room (currently used as a guest bedroom), a w.c and a utility room. The space can be accessed from within the house or from the garden. The remaining..... cont'd

Offers in excess of £425,000





...., accommodation includes an entrance hall, lounge, dining room, kitchen, three bedrooms and a luxury family bathroom. Tenure: Long Leasehold. Council Tax Band: C. EPC rating: to follow.

#### ENTRANCE HALL

15' 2" x 4' 0" (4.62m x 1.22m)

#### LOUNGE

14' 0" x 12' 0" (4.26m x 3.65m)



#### DINING ROOM

14' 0" x 13' 0" (4.26m x 3.96m)



#### KITCHEN

13' 5" x 9' 5" (4.09m x 2.87m)



#### BASEMENT CONVERSION

13' 1" x 13' 0" (3.98m x 3.96m)



#### W.C.

#### UTILITY ROOM

13' 3" max x 8' 9" (4.04m x 2.66m)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

16' 3" x 12' 0" (4.95m x 3.65m)



#### BEDROOM TWO

14' 0" x 10' 6" (4.26m x 3.20m)





**BEDROOM THREE**

6' 4" x 5' 6" (1.93m x 1.68m)



**OUTSIDE**

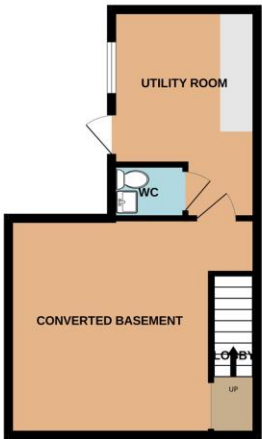


**LUXURY FAMILY BATHROOM**

9' 5" x 8' 0" (2.87m x 2.44m)



BASEMENT  
352 sq. ft. (32.7 sq. m.) approx.



GROUND FLOOR  
549 sq. ft. (51.0 sq. m.) approx.



1ST FLOOR  
538 sq. ft. (50.0 sq. m.) approx.



TOTAL FLOOR AREA : 1439 sq. ft. (133.7 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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