



Church Lane, Romiley, SK6 4AA

A STUNNING EXAMPLE OF 'TURN OF THE 20TH CENTURY' SPLENDOUR! Beautifully presented family accommodation with a location to match overlooking the grounds of St Chads Church in the heart of Romiley village. Many of the original character features of its age have been retained throughout an entrance hall, downstairs w.c, lounge, sitting room, open plan dining kitchen, washroom, 5 bedrooms, a first floor family bathroom and second floor shower room. Outside there is an attractive cottage garden that enjoys a sunny westerly aspect. Street parking is for residents and permitted visitors only. Tenure: Long Leasehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: Offers Over £425,000



ENTRANCE HALL

24' 9" x 3' 10" (7.54m x 1.17m)

GROUND FLOOR WC

LOUNGE

15' 0" x 11' 8" (4.57m x 3.55m)



SITTING ROOM

11' 10" x 10' 5" plus recess (3.60m x 3.17m)



DINING KITCHEN

17' 4" x 10' 9" (5.28m x 3.27m)



UTILITY/WASHROOM

8' 9" x 5' 9" (2.66m x 1.75m)

FIRST FLOOR LANDING

BEDROOM ONE

16' 4" x 12' 1" (4.97m x 3.68m)



BEDROOM TWO

12' 0" x 10' 7" (3.65m x 3.22m)

BEDROOM THREE

11' 1" x 10' 10" (3.38m x 3.30m)



FAMILY BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m)



SECOND FLOOR LANDING

BEDROOM FOUR

12' 1" x 10' 3" (3.68m x 3.12m)



SHOWER ROOM

11' 2" x 3' 9" (3.40m x 1.14m)



BEDROOM FIVE

12' 2" x 11' 4" (3.71m x 3.45m) with restricted headroom



OUTSIDE



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.

2ND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 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 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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