



Links Road, Romiley, SK6 4HU

Situated on one of Romiley's most sought-after cul-de-sacs, close to the Golf Course and Cricket Ground, this superb family home is sure to prove popular. The property falls within the catchment area of Romiley Primary and Marple Hall Secondary schools and offers extensive accommodation including a lounge, superb open-plan dining room and breakfast kitchen, a family room, study, impressive entrance hall and downstairs w.c. all to the ground floor. To the first floor are a galleried landing, a master bedroom with en-suite shower room, four further bedrooms and a luxury family bathroom. Completing the picture is a useful loft room accessed via a spiral staircase and an integral garage. To the front of the property there is acont'd over

Price Guide: Offers Over £750,000



...., twin-access driveway while to the rear there is a large garden with a good sized lawn area in addition to a paved sitting area. Tenure: Freehold. Council Tax Band: G. EPC rating: D.

ENTRANCE HALL

12' 5" x 8' 0" (3.78m x 2.44m)



LOUNGE

21' 4" x 16' 0" (6.50m x 4.87m)



BREAKFAST KITCHEN

16' 10" x 12' 0" (5.13m x 3.65m)



DINING ROOM

18' 10" x 8' 6" (5.74m x 2.59m)



STUDY

10' 8" x 8' 0" (3.25m x 2.44m)

FAMILY ROOM

14' 10" x 12' 0" (4.52m x 3.65m)

GROUND FLOOR WC

FIRST FLOOR LANDING

MASTER BEDROOM

16' 4" x 12' 0" (4.97m x 3.65m)



LUXURY EN-SUITE



BEDROOM TWO

13' 6" x 11' 5" (4.11m x 3.48m)



BEDROOM THREE

12' 0" x 11' 8" (3.65m x 3.55m)



BEDROOM FOUR

11' 6" x 11' 0" (3.50m x 3.35m)

BEDROOM FIVE

12' 3" x 8' 0" (3.73m x 2.44m)

LUXURY FAMILY BATHROOM

9' 5" x 8' 5" (2.87m x 2.56m)



LOFT ROOM

17' 4" x 12' 10" (5.28m x 3.91m)

INTEGRAL GARAGE

18' 8" x 8' 7" (5.69m x 2.61m)

VIEWING ARRANGEMENTS

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

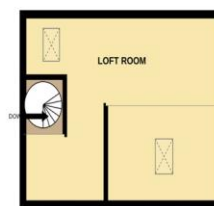
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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