



Moadlock, Romiley, SK6 4QB

This unique, detached family home is situated on one of the areas most sought-after cul-de-sacs and enjoys a large rear garden that adjoins beautiful open countryside to the rear. The property was constructed in the 1960's and retains many of the features of its age that are enjoying somewhat of a resurgence in popularity today. The spacious and versatile accommodation includes an entrance hall, downstairs w.c., a superb, open-plan 26ft lounge/dining room, fitted kitchen, office, family room/bedroom five, utility rooms and an attached double garage all to the ground floor. The first floor offers a landing, master bedroom with en-suite shower room, three further double bedrooms, a family bathroom and shower room. Cont'd over....

Price Guide: £725,000



...., The rear garden is an absolute delight while to the front there is ample parking in addition to the double garage. Tenure: Freehold. Council Tax Band: G. EPC rating: to follow.

ENTRANCE VESTIBULE

6' 0" x 5' 4" (1.83m x 1.62m)

ENTRANCE HALL

7' 0" x 5' 5" (2.13m x 1.65m)

GROUND FLOOR WC

OPEN-PLAN LOUNGE/DINING ROOM

26' 9" x 22' 2" (8.15m x 6.75m)



FITTED KITCHEN

15' 4" x 9' 8" (4.67m x 2.94m)



OFFICE

12' 0" x 9' 8" (3.65m x 2.94m)



SITTING ROOM/BEDROOM FIVE

17' 4" x 9' 5" (5.28m x 2.87m)

UTILITY ROOMS

26' 4" x 9' 1" (8.02m x 2.77m)

FIRST FLOOR LANDING

MASTER BEDROOM

20' 7" max x 12' 0" (6.27m x 3.65m)



EN-SUITE SHOWER ROOM

8' 10" x 6' 2" (2.69m x 1.88m)



BEDROOM TWO

15' 5" x 9' 8" plus recess (4.70m x 2.94m)



BEDROOM THREE
13' 10" x 8' 4" (4.21m x 2.54m)

BEDROOM FOUR
13' 10" x 7' 1" (4.21m x 2.16m)

FAMILY BATHROOM
9' 6" x 6' 10" (2.89m x 2.08m)



SHOWER ROOM
5' 7" x 3' 0" (1.70m x 0.91m)

DOUBLE GARAGE
18' 0" x 17' 9" (5.48m x 5.41m)



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

GROUND FLOOR
1685 sq.ft. (156.5 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2536 sq.ft. (235.6 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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