



## Guywood Lane, Romiley, SK6 4AW

This imposing, bay-fronted period semi-detached house offers spacious family accommodation over three floors and enjoys far-reaching views over Romiley Village to the surrounding Peak District. Attractive countryside walks across Back-o' th' -Hill literally start just yards from the property and yet Romiley Village and Railway Station are at the bottom end of Guywood Road and within easy walking distance. The accommodation includes an entrance hall, lounge, a superb, open plan sitting/dining room that adjoins and is open to the fitted kitchen to the ground floor. In addition, there is a useful cellar accessed from the back of the kitchen. The first floor offers three bedrooms and the family bathroom while the second floor provides a master bedroom with en-suite shower room.....cont'd

Price Guide: £595,000





.... Outside there is a colourful rear garden featuring a raised, decked sitting area that enjoys the views and a lower more secluded patio and garden area. Tenure: Freehold. Council Tax Band: D. EPC Rating: To follow.

#### ENTRANCE HALL

14' 0" x 6' 0" (4.26m x 1.83m)

#### LOUNGE

14' 8" into bay x 12' 6" (4.47m x 3.81m)



#### OPEN-PLAN SITTING/DINING ROOM

23' 6" x 11' 6" (7.16m x 3.50m)



#### FITTED KITCHEN

17' 3" x 5' 9" (5.25m x 1.75m)



#### CELLAR

18' 3" max x 14' 6" max (5.56m x 4.42m)

#### FIRST FLOOR LANDING

#### BEDROOM TWO

14' 7" into bay x 12' 6" (4.44m x 3.81m)



#### BEDROOM THREE

13' 2" x 11' 9" (4.01m x 3.58m)



#### BEDROOM FOUR

8' 5" x 6' 0" (2.56m x 1.83m)





**FAMILY BATHROOM**  
6' 6" x 6' 2" (1.98m x 1.88m)



**EN-SUITE SHOWER ROOM**  
6' 5" x 4' 7" (1.95m x 1.40m)

**OUTSIDE**

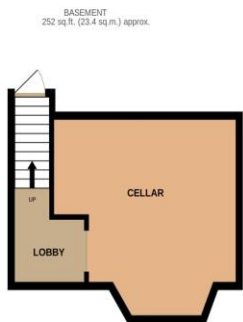


**SECOND FLOOR LANDING**

**BEDROOM ONE**  
18' 6" max x 14' 8" (5.63m x 4.47m)



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



TOTAL FLOOR AREA: 1701 sq.ft. (158.0 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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