



## Broad Hey, Romiley, SK6 4NL

A spacious, extended family home enjoying a highly sought-after location close to Romiley Golf and Cricket clubs and yet less than a mile from Romiley village centre and the railway station. The accommodation includes a light and spacious entrance hall, semi open-plan lounge and dining area which in turn opens to the orangery with dual aspect wood burner heating the whole area. The modern breakfast kitchen has an adjoining utility room. Upstairs there are three bedrooms (the third being larger than many), a luxury family bathroom with easy access walk-in shower in addition to the bath and there is a separate w.c.. Outside there is a good sized rear garden with a large timber garden room/shed, a lawned area and a pergola covered sun patio. To the front a driveway leads to the attached garage.

Tenure: Freehold. EPC rating: D. Council Tax Band: D

Price Guide: Offers Over £425,000



## ENTRANCE HALL

## LOUNGE

15' 10" x 13' 0" max (4.82m x 3.96m)



## DINING AREA

11' 0" x 7' 10" (3.35m x 2.39m)



## ORANGERY

13' 2" x 10' 0" (4.01m x 3.05m)

## KITCHEN

12' 9" x 12' 0" max (3.88m x 3.65m)



## UTILITY ROOM

7' 10" x 5' 6" (2.39m x 1.68m)

## FIRST FLOOR LANDING

## BEDROOM ONE

13' 2" x 11' 3" (4.01m x 3.43m)



## BEDROOM TWO

11' 3" x 10' 5" (3.43m x 3.17m)



## BEDROOM THREE

10' 2" x 9' 0" max (3.10m x 2.74m)



**FAMILY BATHROOM**  
 8' 9" x 6' 10" (2.66m x 2.08m)



**SEPARATE W.C.**

**ATTACHED GARAGE**  
 16' 0" x 8' 2" (4.87m x 2.49m)

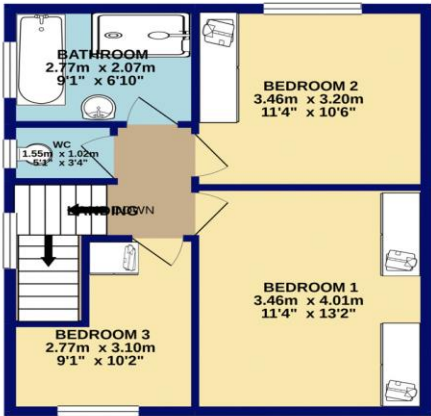
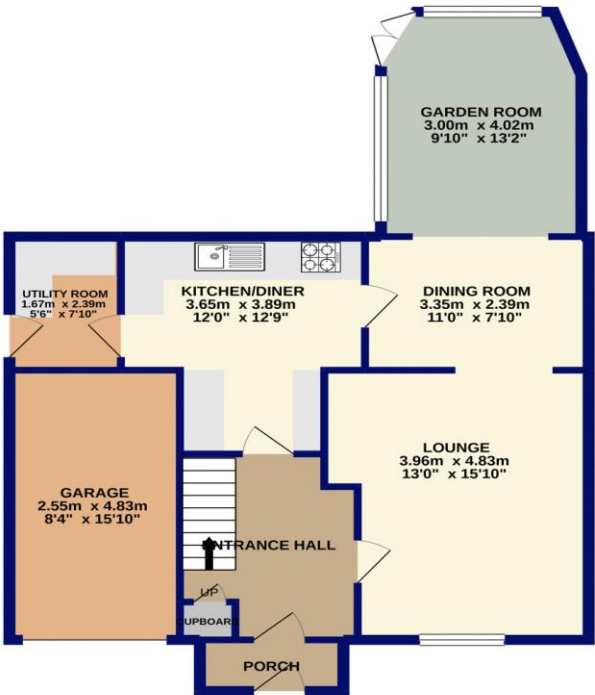


**GARDEN ROOM**



GROUND FLOOR  
 76.1 sq.m. (819 sq.ft.) approx.

44.9 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 121.0 sq.m. (1303 sq.ft.) approx.  
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