



Guywood Lane, Romiley, SK6 4AW

WOW! AN IMMACULATLY PRESENTED, INDIVIDUAL DETACHED HOME ADJOINING OPEN COUNTRYSIDE AND YET JUST A FEW HUNDRED YARDS FROM ROMILEY VILLAGE CENTRE. This superb property was once a true bungalow until the first floor was converted to create an impressive, 28ft living room that enjoys views to the surrounding hills and over Romiley village. The majority of the accommodation is to the ground floor and includes an entrance hall, dining room, modern fitted breakfast kitchen, three double bedrooms and a luxury shower room. There is plenty of eaves/loft space storage and also a large area of the sub-floor can be accessed for further useful storage space. Outside, the property has beautiful gardens to all four sides of the property, offering a welcome degree of privacy and Cont'd over

Price Guide: £595,000



.... a sunny aspect. A driveway leads to a detached double garage providing ample parking space. It is worth mentioning that the spiral staircase is wider and has a far more gradual incline than many we have encountered but we also feel there is the possibility that it could be replaced with a more traditional staircase if preferred, which would actually release further dining space to the ground floor. Tenure: Freehold. Council Tax Band: E. EPC rating: D.

ENCLOSED PORCH

ENTRANCE HALL

FIRST FLOOR LIVING ROOM

28' 6" x 18' 8" (8.68m x 5.69m)



DINING ROOM

13' 0" x 11' 9" (3.96m x 3.58m)



BREAKFAST KITCHEN

14' 10" x 9' 10" (4.52m x 2.99m)



BEDROOM ONE

11' 10" x 11' 3" (3.60m x 3.43m)



BEDROOM TWO

11' 10" x 10' 0" (3.60m x 3.05m)



BEDROOM THREE

10' 1" x 9' 0" (3.07m x 2.74m)

LUXURY SHOWER ROOM
8' 2" x 7' 0" (2.49m x 2.13m)

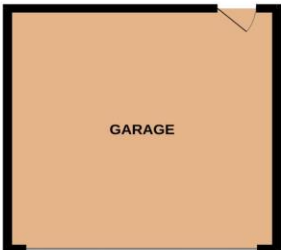


DETACHED GARAGE
17' 5" x 17' 0" (5.30m x 5.18m)

OUTSIDE



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



GROUND FLOOR
1117 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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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