



Overdale Road, Romiley, SK6 3HL

This EXTENDED FAMILY HOME enjoys an attractive setting close to the walks and countryside of Chadkirk Country Park and the Goyt River valley. The property features a two-story extension to the side of the property which has created a larger hall, a utility room and ground floor w.c. along with a spacious family bathroom that includes a large walk-in shower in addition to a bath. The remaining accommodation includes a 17ft living room with double doors to the garden, spacious fitted dining kitchen, four bedrooms & potential en-suite shower room. Outside there is ample off-road parking to the front of the property while to the rear, there is an attractive and colourful garden featuring tiered patio areas, a lawned garden and fruit trees. Tenure: freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: Offers Over £325,000



ENTRANCE PORCH & HALLWAY

LOUNGE

16' 8" x 11' 6" excluding recess (5.08m x 3.50m)



DINING KITCHEN

16' 8" x 15' 0" into bay (5.08m x 4.57m)



UTILITY ROOM

8' 1" x 4' 3" (2.46m x 1.29m)

DOWNSTAIRS W.C.

4' 3" x 2' 4" (1.29m x 0.71m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 10' 10" (3.60m x 3.30m)



BEDROOM TWO

9' 2" x 8' 4" (2.79m x 2.54m)



BEDROOM THREE

9' 2" x 8' 4" (2.79m x 2.54m)

POTENTIAL EN-SUITE

Currently accessed from the bathroom

BEDROOM FOUR

8' 0" x 5' 4" (2.44m x 1.62m)

SPACIOUS BATHROOM

11' 7" x 10' 3" maximum (3.53m x 3.12m)



OUTSIDE



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