



26 Central Drive, Romiley, SK6 4PE

Extended to provide a spacious family home in a sought after location close to Romiley Village, Primary School, Railway Station and Park this 4 bedroom semi detached is superbly presented throughout and is in the catchment area for Marple Hall Secondary School. The contemporary styled accommodation is well worth an internal inspection and features: Entrance porch, large reception hall, ground floor WC and cloakroom, lounge with feature fireplace, dining room opening to the 20ft fitted kitchen, conservatory, utility room, modern family bathroom, 4 bedrooms (3 with fitted furniture) and main bedroom with modern en-suite shower room. The property has a large loft space which could potentially create a further bedroom if Cont'd

Price Guide: £495,000



....required (planning permission has been obtained previously). Gas central heating is installed along with double glazing and outside there is a wide driveway leading to the integral storage garage. Landscaped gardens run across the rear and side of the property. Tenure: Long Leasehold. Council Tax Band: D. EPC rating: D.

ENTRANCE HALL

12' 10" x 7' 6" (3.91m x 2.28m)



DOWNSTAIRS W.C.

LOUNGE

14' 2" x 11' 6" (4.31m x 3.50m)



DINING AREA

12' 6" x 11' 7" (3.81m x 3.53m)



MODERN FITTED KITCHEN

20' 0" x 8' 9" (6.09m x 2.66m)



CONSERVATORY

13' 2" x 9' 4" (4.01m x 2.84m)

UTILITY ROOM

10' 7" x 7' 3" (3.22m x 2.21m)

FIRST FLOOR LANDING

BEDROOM ONE

21' 8" x 11' 0" max (6.60m x 3.35m)



EN-SUITE SHOWER ROOM



BEDROOM TWO
12' 5" x 11' 8" (3.78m x 3.55m)



BEDROOM FOUR
7' 6" x 7' 6" (2.28m x 2.28m)

FAMILY BATHROOM
9' 0" x 7' 4" (2.74m x 2.23m)



BEDROOM THREE
11' 9" x 11' 7" (3.58m x 3.53m)

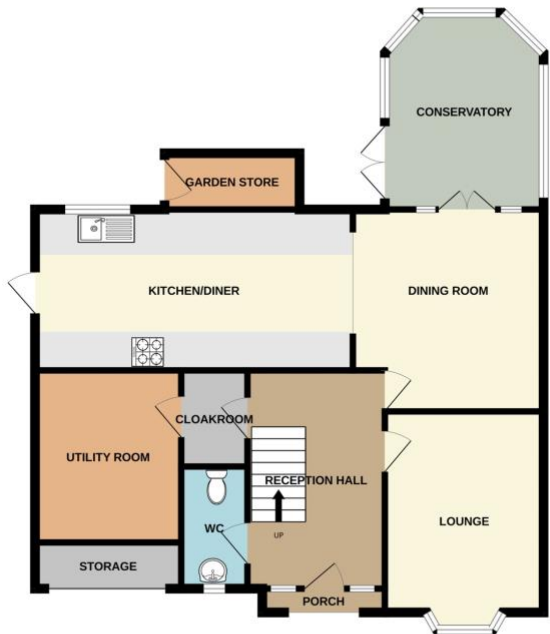


STORAGE GARAGE

OUTSIDE



GROUND FLOOR



1ST FLOOR



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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