



Woodruffe Gardens, Romiley, SK6 3JD

This immaculately presented, extended semi-detached home is ideal for a growing family as it offers a master bedroom with vaulted ceiling and adjoining luxury en-suite shower room, two further double bedrooms plus a good sized fourth bedroom and a family bathroom all on the first floor. To the ground floor there is a hallway, lounge with adjoining dining room, a superb 18ft fitted breakfast kitchen and an integral garage. Outside there is a driveway with adjoining hardstanding to the front and a beautiful and sunny landscaped rear garden. Tenure: Freehold. Council Tax Band: C. EPC Rating: D.

Price Guide: £395,000



ENTRANCE HALL

LOUNGE

14' 10" x 13' 9" (4.52m x 4.19m)



DINING ROOM

9' 8" x 8' 9" (2.94m x 2.66m)



BREAKFAST KITCHEN

18' 0" x 9' 2" (5.48m x 2.79m)



FIRST FLOOR LANDING

BEDROOM ONE

15' 5" x 8' 0" (4.70m x 2.44m)



EN-SUITE SHOWER ROOM

8' 0" x 5' 0" (2.44m x 1.52m)



BEDROOM TWO

12' 6" x 9' 8" plus recess (3.81m x 2.94m)



BEDROOM THREE

10' 6" x 10' 4" plus recess (3.20m x 3.15m)

BEDROOM FOUR

7' 5" x 7' 4" (2.26m x 2.23m)

FAMILY BATHROOM

8' 1" x 5' 2" (2.46m x 1.57m)

INTEGRAL GARAGE

16' 7" x 8' 2" (5.05m x 2.49m)

OUTSIDE



VIEWING ARRANGEMENTS

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



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