



Urwick Road Romiley SK6 3JS

A Spacious Detached Family Home with Huge Potential in a Sought-After Location This fantastic detached family home enjoys an enviable location just yards from the Peak Forest Canal, with attractive waterside walks leading to the beautiful open spaces of Chadkirk Country Park and the scenic Goyt River Valley. Combining a peaceful setting with everyday convenience, the property is within easy walking distance of local amenities, Romiley Village centre and the railway station, offering convenient connections to Manchester city centre. The spacious accommodation comprises a large entrance hall, lounge, dining room and conservatory, providing plenty of space for family living and entertaining. To the first floor, there is a generous master bedroom, three further bedrooms, a family bathroom and a separate WC. Offering huge potential to open up the rear of the property and create an impressive open-plan kitchen, dining and family living space, this home presents an exciting opportunity for buyers looking to modernise, extend or create their ideal forever home . A further benefit is the generously sized garage, complemented by useful utility space and excellent storage options. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer. Council Tax Band D . EPC To be confirmed .

Price Guide £495,000



ENTRANCE HALL

9' 7" x 9' 1" (2.92m x 2.77m)



Conservatory

12' 4" x 9' 7" (3.76m x 2.92m)



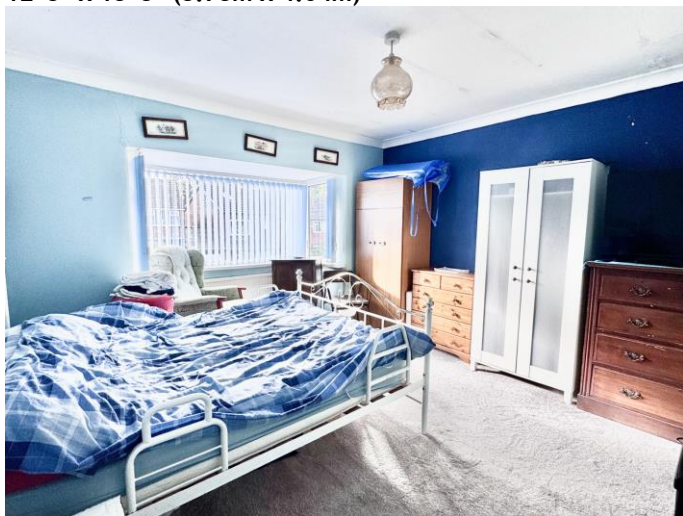
LOUNGE / DINER

21' 10" x 11' 11" (6.65m x 3.63m)



MASTER BEDROOM

12' 5" x 13' 3" (3.78m x 4.04m)



Bathroom

9' 0" x 5' 4" (2.74m x 1.62m)



Kitchen

10' 0" x 8' 0" (3.05m x 2.44m)

BEDROOM TWO
 12' 5" x 9' 10" (3.78m x 2.99m)



BEDROOM Three
 13' 5" x 11' 10" (4.09m x 3.60m)



Occasional Bedroom 4
 8' 11" x 6' 9" (2.72m x 2.06m)

GARAGE
 16' 0" x 11' 11" (4.87m x 3.63m)

OUTSIDE



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

GROUND FLOOR
 821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
 631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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