



The Hollies, St. Aldates, Romiley, Stockport

Freehold

Detached family home on a quiet cul de sac • Three double bedrooms • Bags of fabulous living space • Great outdoor space for entertaining adults and children • 3 minutes from Romiley village by car • Walking and cycling from your front door • Close to Overdale Park and Chadkirk Country Estate





Welcome to St Aldates, a modern detached property set in a quiet cul de sac with direct access to open countryside and within easy reach of Romiley village.

The hallway welcomes you in with somewhere to hang your coats, and at once you notice the potential here. There is access to the downstairs wc for visiting friends and family and the integrated garage which has been cleverly configured to ensure this busy family has everything to hand. Lots of shelving and an opportunity to use as a utility room if required.

Back into the hallway and through to the bright kitchen with wooden painted cupboards, space for fridge freezer and dishwasher and a handy breakfast bar. This kitchen is the perfect space for all budding chefs. The main living area is at the back of the property overlooking the sunny rear garden. With a formal dining area, lounge and a further sitting room which would be a perfect playroom for children of all ages.

You have space for any configuration of sofa for all of the family to enjoy a film night and a large dining area which is perfect for entertaining friends and family. When the weather is warm you can also access the back garden from here for serving cool drinks and canapés to your guests.

Head to the first floor where there are three double bedrooms and a spacious family bathroom. The Principal bedroom is currently at the back of the house with ample space for the fitted wardrobes and space for bedside tables, a tranquil place to relax at the end of a long day. The second double overlooks the front and is currently a child's room, but this would also suit a teenager. Large enough for a double bed, with fitted wardrobes in place. The third double currently houses the home office and a double bed for guests.

A stylish white bathroom with statement bath and separate shower cubicle adds to the spa feeling here and is perfect for relaxing after a long day. The current owners have planning permission agreed until January 2026 for an extension to the rear of the property and a new principal bedroom suite above. A copy of the plans will be available on arranged viewings at the property .

There is plenty of outdoor space here to keep your green fingered family busy. With garden space on all sides of the property, you also have a patio area for lighting up the BBQ on a sunny afternoon and a place to relax. Whilst the children have a large, lawned area with space for raised beds to grow any number of plants and vegetables. The front of the property is set back and has a private driveway for parking several cars and access to the rear of the property. You can walk to the local parade of shops for a pint of milk or a little further and be on Romiley high street in around 20 minutes. With its fabulous facilities including a small theatre, an array of independent shops, a Sainsburys local for those bits that you run out of and bars, pubs and restaurants for a Friday night treat. Romiley and Bredbury railway stations are within easy reach, giving you direct access into Manchester for business or pleasure within 20 minutes. Werneth Low and Etherow county parks are also within a few minutes' drive, the fabulous countryside of Chadkirk Country Estate and Overdale Park are on your doorstep to enjoy. The M60/M56 motorways and Manchester airport are also close by making commuting and travelling further afield easy. We would love to welcome you to St Aldates, please download our brochure for more fabulous pictures and details.

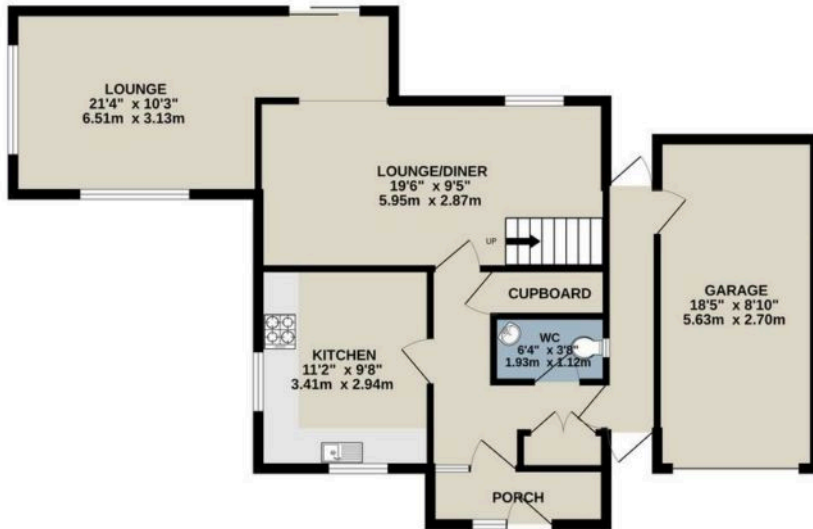
Council Tax band: E

Tenure: Freehold

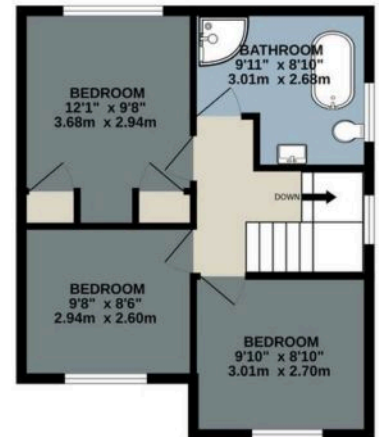
EPC Energy Efficiency Rating: C



GROUND FLOOR
816 sq. ft. (75.8 sq.m.) approx.



1ST FLOOR
433 sq. ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk