



St John's Close, Romiley, SK6 3JU

Situated in a small and highly desirable cul-de-sac just a short stroll from the heart of Romiley Village and the railway station, this extended semi-detached family home offers spacious and versatile accommodation. The true heart of the home is the stunning open-plan kitchen, dining and family living space, thoughtfully designed for modern family life and entertaining. Overlooking the attractive enclosed rear garden, this impressive room enjoys an abundance of natural light and provides a wonderful connection between the house and garden. Complementing this space are a separate lounge, a practical utility room and a downstairs W.C. To the first floor are four bedrooms, including one with an en-suite shower room..... Cont'd over

Price Guide: £495,000



The remaining bedrooms are served by a beautifully appointed family bathroom, featuring both a luxurious suite and an easy-access walk-in shower.

Outside, the property benefits from an attractive private rear garden, ideal for relaxing or entertaining, together with ample off-road parking to the front and a useful storage garage.

Perfectly placed for families, the property falls within the catchment area for the highly regarded Romiley Primary School and Marple Hall Secondary School, while Romiley's excellent range of shops, cafés, restaurants, park and transport links are all within easy reach.

Tenure: Freehold. Council Tax Band: D. RPC rating: to follow
ENTRANCE HALL

LOUNGE

12' 10" x 10' 7" (3.91m x 3.22m)



OPEN-PLAN KITCHEN/DINING/LIVING ROOM

24' 6" x 17' 0" (7.46m x 5.18m)



UTILITY ROOM

10' 3" x 7' 9" max (3.12m x 2.36m)

DOWNSTAIRS W.C.

FIRST FLOOR LANDING

BEDROOM ONE

12' 9" x 9' 1" (3.88m x 2.77m)



EN-SUITE SHOWER ROOM

8' 2" x 4' 2" (2.49m x 1.27m)



BEDROOM TWO

12' 2" x 10' 6" (3.71m x 3.20m)



BEDROOM THREE

12' 1" x 8' 2" (3.68m x 2.49m) PLUS 5'10" x 5'6" entrance vestibule



STORAGE GARAGE

8' 7" x 8' 0" (2.61m x 2.44m)

OUTSIDE



BEDROOM FOUR

9' 9" x 8' 0" (2.97m x 2.44m)

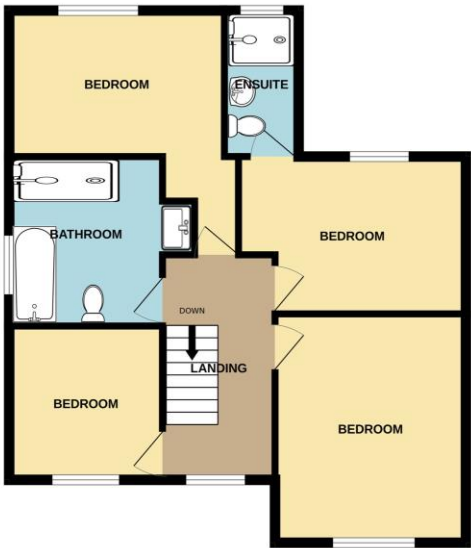
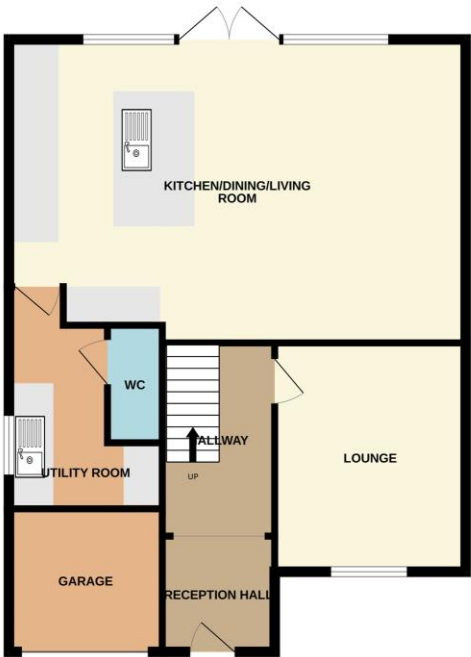
LUXURY FAMILY BATHROOM

9' 6" x 8' 6" (2.89m x 2.59m)



GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.1 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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