



Heys Avenue, Romiley

Freehold

Sought after village location • New Roof • New Windows Upstairs • 4 Bedroom Semi detached • Off-road parking • Large open plan Sunroom • New Boiler • Downstairs WC • Integrated garage • Spacious garden • Catchment for great schools





Welcome to this charming four-bedroom, two-bathroom semi-detached house, thoughtfully designed for modern family living with a warm and inviting atmosphere throughout.

The property welcomes you through the front door with a small porch area to shake off your coats and boots.

To the left, discover the large, bright and airy lounge, where a large window floods the space with natural light. The modern gas fire can be used to gather round and watch your favourite film.

The lounge flows seamlessly into the heart of the home, a spacious open plan dining/kitchen/conservatory, extending the living space year round and offering a tranquil spot with panoramic garden views to enjoy all year round.

Natural light floods each room through large windows enhancing the airy feel. The kitchen boasts attractive wooden cabinetry and has room for all your appliances making daily routines a breeze.

The family dining room can accommodate a large table perfect for hosting family meals or catching up with friends over coffee. The downstairs WC and integral access to the garage adds a practical touch for busy households

Upstairs, each bedroom is uniquely designed to cater to a variety of needs and boasts new windows throughout . The principle bedroom features a large window, feature fire place and built-in storage, creating a restful retreat with ample space and style.

A further two double bedrooms, one overlooking the garden and the other overlooking the front of the property, both with large windows ensuring every room feels bright and welcoming. The fourth bedroom would make a great guest room or office.

The main family bathroom features modern tiling, a frosted window for privacy, and a versatile bath-tub with overhead shower - perfect for busy mornings or relaxing evenings.

Stepping outside, the property truly excels in its outdoor offerings. The front garden is neatly maintained with lush hedges and classic brickwork, enhancing kerb appeal and providing a welcoming first impression. Off-road parking is available on a paved driveway, leading directly to an integral garage - ideal for additional storage or extra workspace. The recently replaced roof and new boiler gives peace of mind for years to come.

The real showstopper is the expansive, well-maintained rear garden. With a spacious lawn bordered by mature hedges for privacy and a garden brick shed for practical storage, this outdoor space is perfect for families, gardeners, and anyone who loves to entertain.

Finer details

Council Tax Band - C

Boiler Type – Gas Combination

Driveway with garage

10 minute walk to Romiley train station

25 Minute drive to Manchester Airport/Manchester City Centre

Fabulous Walks from your doorstep

Tenure: Freehold

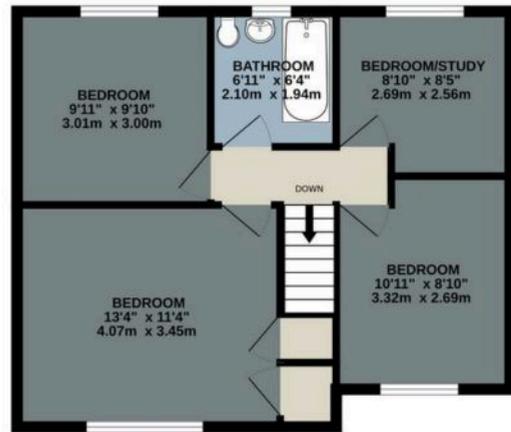
EPC Energy Efficiency Rating: D



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.4 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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