



The Quadrant, Romiley, SK6 3AY

Situated within a short cul-de-sac and enjoying an open and sunny outlook to the rear over school playing fields, this substantially extended semi-detached property forms a most comfortable family home. A particular feature of the property is the stunning, open-plan dining kitchen and living space that extends across the rear of the property making the most of the sunny aspect. The remaining accommodation includes an entrance hall, downstairs w.c., lounge, first floor landing, master bedroom with en-suite shower room and fitted wardrobes, three further good sized bedrooms and a family bathroom. Outside there is a driveway and hardstanding to the front, a 26ft covered carport and a low maintenance rear garden.... Cont'd over

Price Guide: £395,000



that houses a timber garden room. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

ENTRANCE HALL

14' 9" x 7' 8" max (4.49m x 2.34m)

DOWNSTAIRS W.C.

LOUNGE

16' 8" max x 12' 5" (5.08m x 3.78m)



OPEN-PLAN DINING KITCHEN

20' 6" max x 20' 0" (6.24m x 6.09m)



FIRST FLOOR LANDING

BEDROOM ONE

14' 7" x 7' 0" (4.44m x 2.13m)



EN-SUITE SHOWER ROOM

7' 0" x 4' 7" (2.13m x 1.40m)



BEDROOM TWO

12' 5" x 11' 7" (3.78m x 3.53m)



BEDROOM THREE

11' 4" x 9' 7" (3.45m x 2.92m)



FAMILY BATHROOM

7' 8" x 6' 0" (2.34m x 1.83m)



BEDROOM FOUR

8' 9" x 8' 8" (2.66m x 2.64m)



GARDEN ROOM



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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