



Quarry Rise, Romiley, SK6 4DD

Set within a prestigious and secluded cul-de-sac of just 8 individual properties close to open countryside and yet just a short walk from Romiley Village and the railway station. This really is a spacious home which provides a large entrance hall, downstairs w.c., 32ft through lounge/dining room, a stunning 19ft breakfast kitchen, dining/sitting room and 5th bedroom all on the ground floor. To the first floor are a landing, 22ft master bedroom with en-suite bathroom, three further double bedrooms and a spacious family bathroom. There are also two loft rooms (one with Velux window) while outside there is a garden room/gym, attractive gardens and a wide driveway. Tenure: Leasehold. Council Tax Band: G. EPC rating: C

Price Guide: £795,000



ENTRANCE HALL

17' 0" x 13' 8" (5.18m x 4.16m)

DOWNSTAIRS W.C.

LOUNGE/DINING ROOM

32' 7" x 17' 4" max (9.92m x 5.28m)



BREAKFAST KITCHEN

18' 0" x 15' 0" (5.48m x 4.57m)

DINING/SITTING ROOM

15' 0" x 12' 0" (4.57m x 3.65m)



BEDROOM FIVE

12' 4" x 12' 0" (3.76m x 3.65m)

FIRST FLOOR LANDING

BEDROOM ONE

22' 2" x 15' 8" (6.75m x 4.77m)



EN-SUITE BATHROOM

15' 8" x 7' 0" (4.77m x 2.13m)



BEDROOM TWO

16' 8" x 13' 0" (5.08m x 3.96m)

BEDROOM THREE

15' 7" x 13' 0" (4.75m x 3.96m)



BEDROOM FOUR

12' 2" x 11' 2" (3.71m x 3.40m)

FAMILY BATHROOM
12' 2" x 7' 2" (3.71m x 2.18m)



LOFT ROOM ONE
25' 2" x 9' 7" (7.66m x 2.92m)

LOFT ROOM TWO
25' 2" x 6' 1" (7.66m x 1.85m)

GARDEN ROOM/OFFICE
12' 2" x 9' 0" (3.71m x 2.74m)

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



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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