



Catherine Road, Romiley, SK6 3DH

This beautifully presented and thoughtfully extended semi-detached home offers stylish, spacious accommodation that is ideal for modern family living. Occupying an attractive position with a long driveway, attached garage and a private enclosed rear garden, the property combines excellent presentation with practical family space. The heart of the home is the impressive open-plan living area, featuring a quality fitted kitchen flowing seamlessly into the dining area and a bright orangery overlooking the rear garden - perfect for everyday family life and entertaining alike. Complementing this superb space are.. Cont'd over

Price Guide: £375,000



a useful utility room and downstairs WC.

To the first floor are three generously proportioned bedrooms, all beautifully presented, together with a luxurious family bathroom finished to a high standard.

Outside, the property enjoys a long driveway providing ample off-road parking, an attached garage and an attractive, private rear garden offering a safe and secluded space to relax or entertain.

This exceptional home is ready to move straight into and an internal viewing is highly recommended to fully appreciate the quality of the accommodation on offer.

Tenure: Long Leasehold. Council Tax Band: D. EPC rating: to follow.

ENTRANCE HALL

13' 1" x 5' 10" (3.98m x 1.78m)

LOUNGE

14' 3" x 12' 3" (4.34m x 3.73m)



DINING ROOM

11' 5" x 9' 2" (3.48m x 2.79m)



ORANGERY

10' 2" x 7' 7" (3.10m x 2.31m)



KITCHEN

11' 2" x 9' 0" (3.40m x 2.74m)



UTILITY ROOM

8' 4" x 5' 1" (2.54m x 1.55m)

DOWNSTAIRS W.C.

FIRST FLOOR LANDING

BEDROOM ONE

15' 0" x 10' 10" (4.57m x 3.30m)



BEDROOM TWO

11' 5" x 11' 0" (3.48m x 3.35m)



LUXURY FAMILY BATHROOM

8' 2" x 7' 4" (2.49m x 2.23m)



BEDROOM THREE

7' 5" x 7' 5" (2.26m x 2.26m)



ATTACHED GARAGE

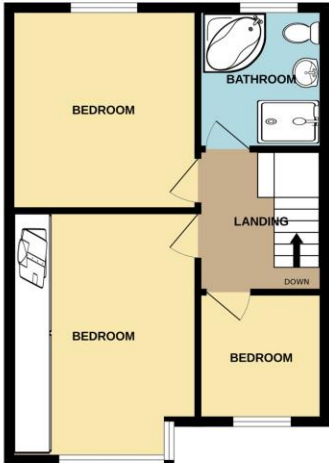
17' 2" x 9' 3" (5.23m x 2.82m)

VIEWING ARRANGEMENTS

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

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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.
Made with Metropix ©2020



Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com