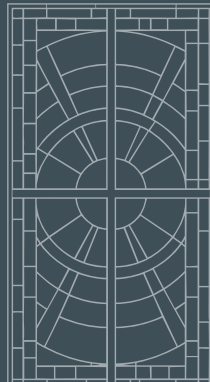
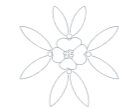


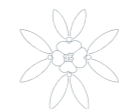
*Number One*

HILLCOURT  
ROAD





Welcome to this exceptional four-bedroom, two-bathroom detached house, a true sanctuary of comfort and style that beautifully blends classic charm with modern living. Set across five versatile reception rooms, this spacious home offers an inviting canvas for family life, entertaining, and relaxation. From the moment you arrive, the architecture and decorative stained-glass windows create striking kerb appeal, while the mature hedges and well-maintained gardens provide a sense of privacy and seclusion. A spacious driveway with a single and double garage ensures ample off-road parking, making daily life effortless and convenient.

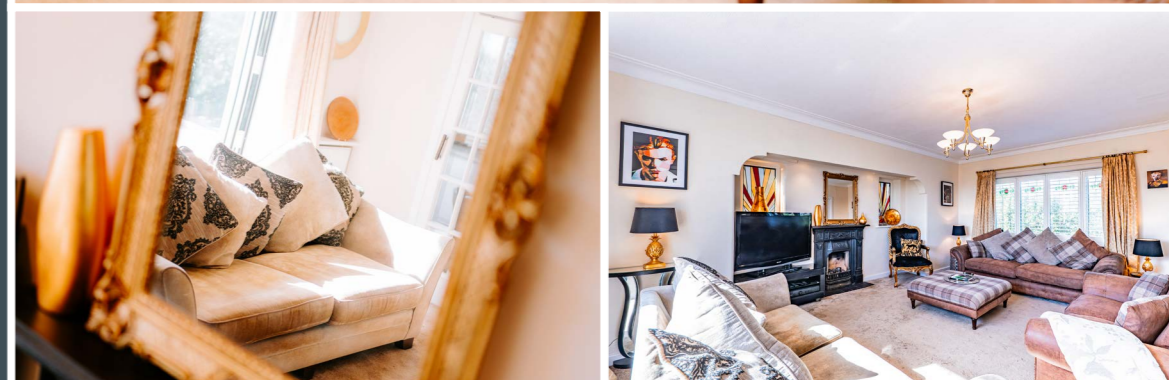


Step inside and be welcomed by a bright, elegant entrance hall where a striking stained-glass window and wood bannister set a tone of sophistication and warmth. The property's generous layout unfolds into a series of beautifully appointed living spaces, each designed to maximise natural light and comfort. Multiple reception rooms offer elegant fireplaces, plush seating, and ornate decorative details, making them perfect for cosy family evenings or larger gatherings with friends. Expansive windows, French and bi-fold doors throughout the house flood the interiors with light and seamlessly connect the home to its lush outdoor spaces, enhancing the sought-after indoor-outdoor lifestyle.



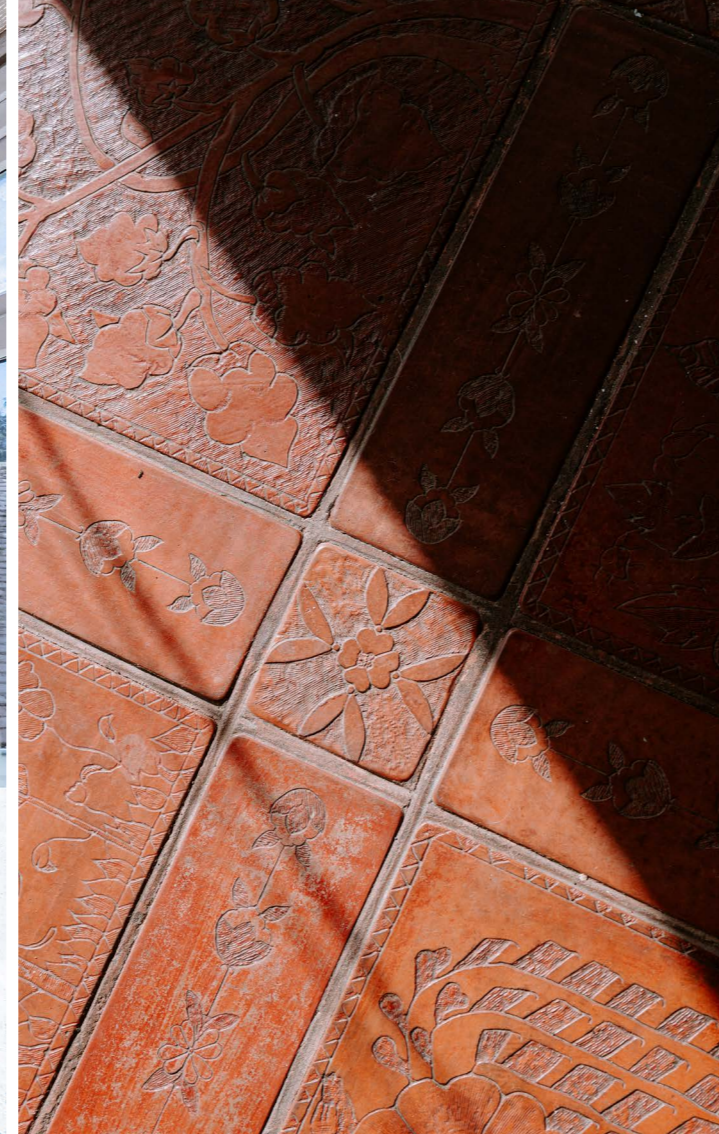


Come through into the lounge, with plenty of seating for a large family and windows on all sides ensuring it is always light and bright. The bi fold doors open for a relaxing spot on the balcony with a cocktail as you watch the sun going down.



The open flow from the kitchen into the dining and living areas allows for effortless entertaining and family gatherings, with elegant decor and contemporary touches ensuring every meal is a special occasion. A conservatory offers a perfect spot for reading, although the breath-taking view may be a distraction!

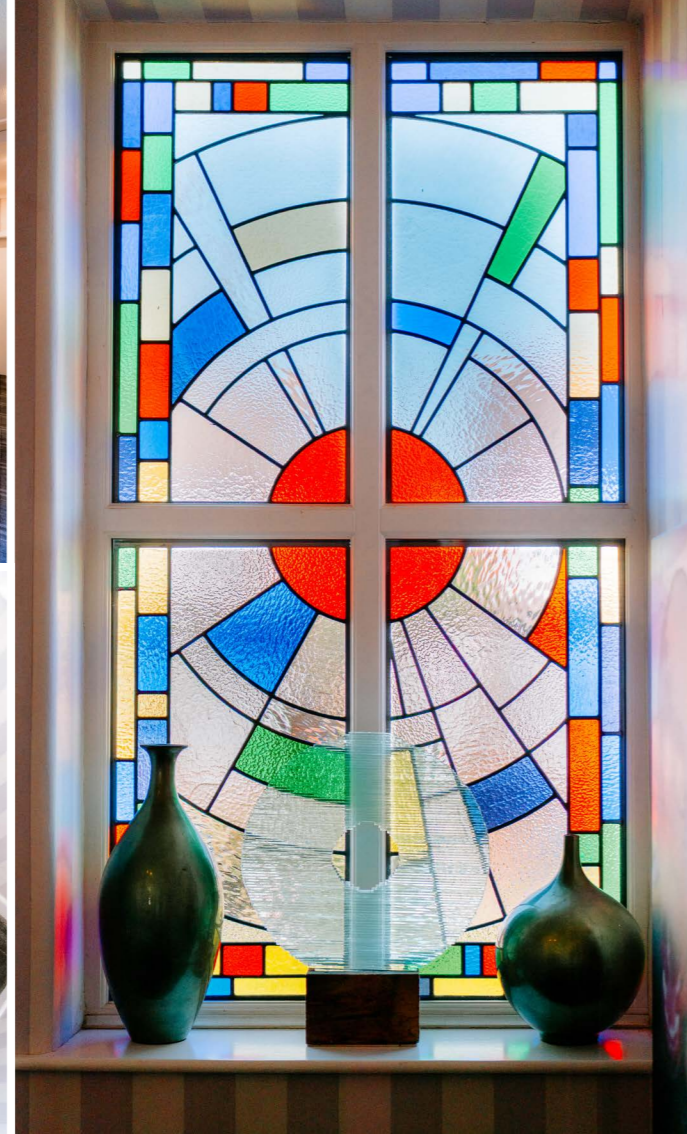






The kitchen has lots of space for cooking up a storm and is perfectly placed to ensure you can keep an eye on the children, whether they are doing homework or watching a film.



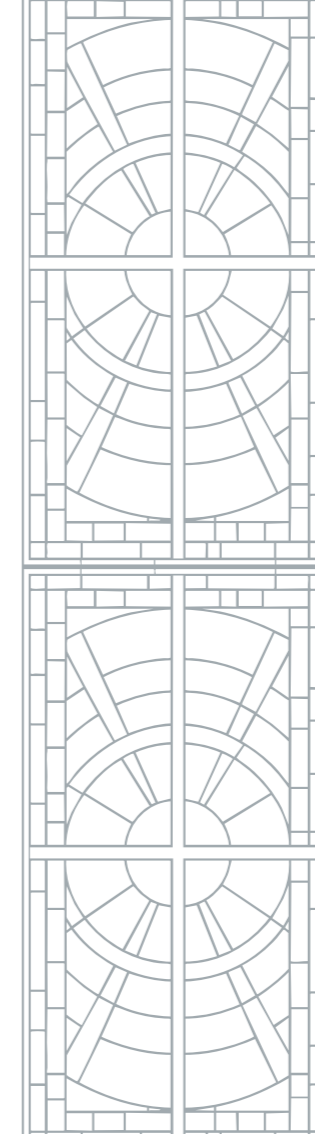


Upstairs, four generous double bedrooms provide peaceful retreats for every member of the household. Each room is finished with neutral decor, soft carpeting, and elegant lighting. Built-in wardrobes and clever storage solutions maximise space and organisation.





The Principal bedroom features large windows on either side, ensuring serene, sunlit mornings and those stunning views once more. The family bathroom has a shower over the bath and a separate wc next door, with a further wc just off the hallway downstairs.



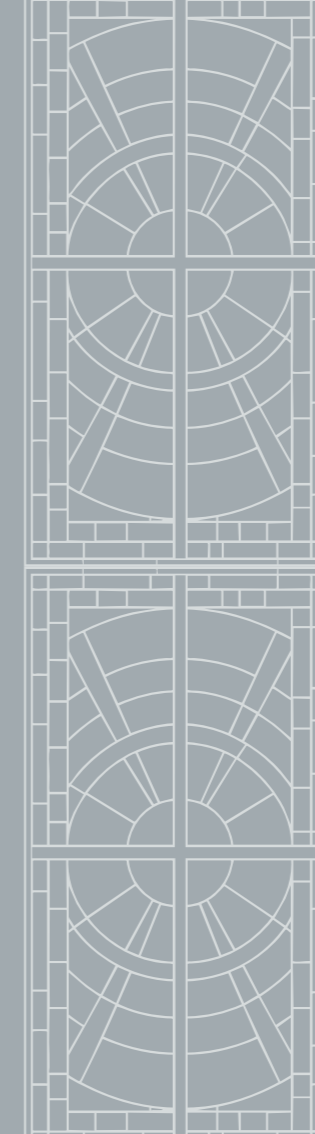


One of the home's standout features is its remarkable space on the lower floor. There is a large bootility room for the busiest of washing days, muddy dogs and walkers alike. Next door is a spacious study area leading to the cinema room. Many happy evenings have been spent here with close family and friends.





Patio doors lead into the expansive, well-maintained garden which is completely private, a haven for both relaxation and play. Multiple patio and seating areas allow you to follow the sun all day, and a further large out house is ready for you to make your own, whether you need an annex or further storage.





You're less than 15 minutes' walk from the centre of Romiley village. Here you'll find a Post Office, a range of local shops, pubs and restaurants and a Sainsburys Local supermarket. Romiley has a thriving local community where you'll be sure to receive a warm welcome, with the Forum Theatre at the heart of village life. The quiet, rural location means you can be out enjoying the stunning countryside in seconds. It's a great base if you're into cycling or running or just want to encourage the kids to ditch the devices and get some fresh air. When you get back after your exertions, you can undo all your good work in the Foresters Arms (The Piggy), which is close by for a relaxing drink and a bite to eat. Move here and you can say goodbye to school run traffic stress. Greave Primary School (rated 'Good' by Ofsted) is only 3 minutes' walk away. Older children have a little further to travel, with Werneth and Marple Hall secondary schools a short bus ride or 5 minutes in the car. Whether you need to travel to the city for work, for a little retail therapy or to catch up with friends, you've got options. It's only half an hour to drive into Manchester or you can leave the car at home and catch a train from Romiley to Piccadilly. That will take around 20-30 minutes. If you're looking for a spacious family home overflowing with character and charm, you need to check it out. It's in a sought-after village location that could deliver an idyllic rural lifestyle - without feeling too cut off from town & city life when you need it.

We're expecting plenty of interest in this unique family property so don't miss your chance to join the flock of eager viewers.

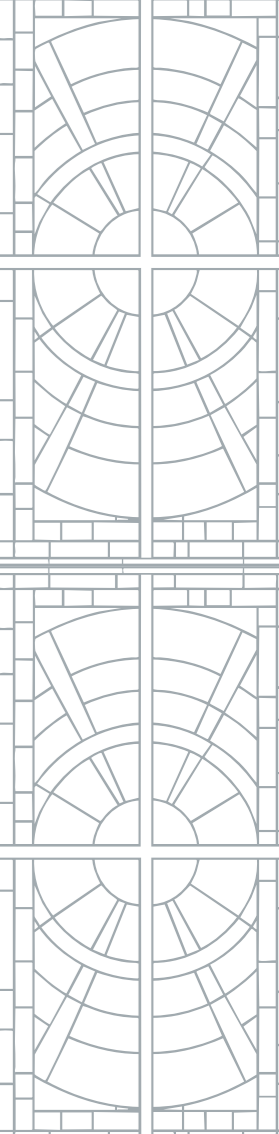
Please call the office on 0161 871 7071 to arrange a viewing.





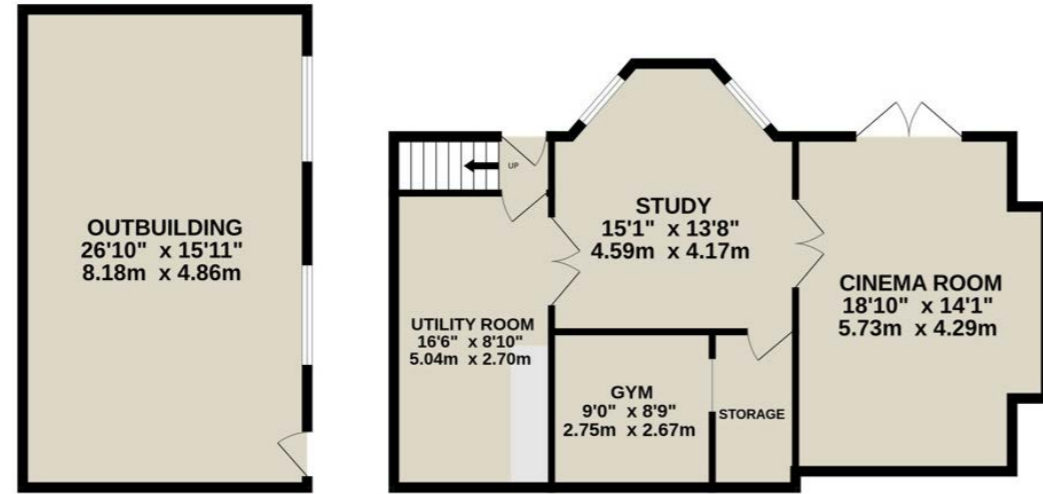
## KEY FEATURES

- Imposing detached property in sought after location
- Expansive private garden
- Double garage plus single garage with off road parking for several cars
- Open plan living areas
- Conservatory with far reaching views
- Spacious bedrooms with built in storage
- Lounge balcony with scenic views
- Cinema and study
- Over 3400 Sq footage of living space
- NO CHAIN

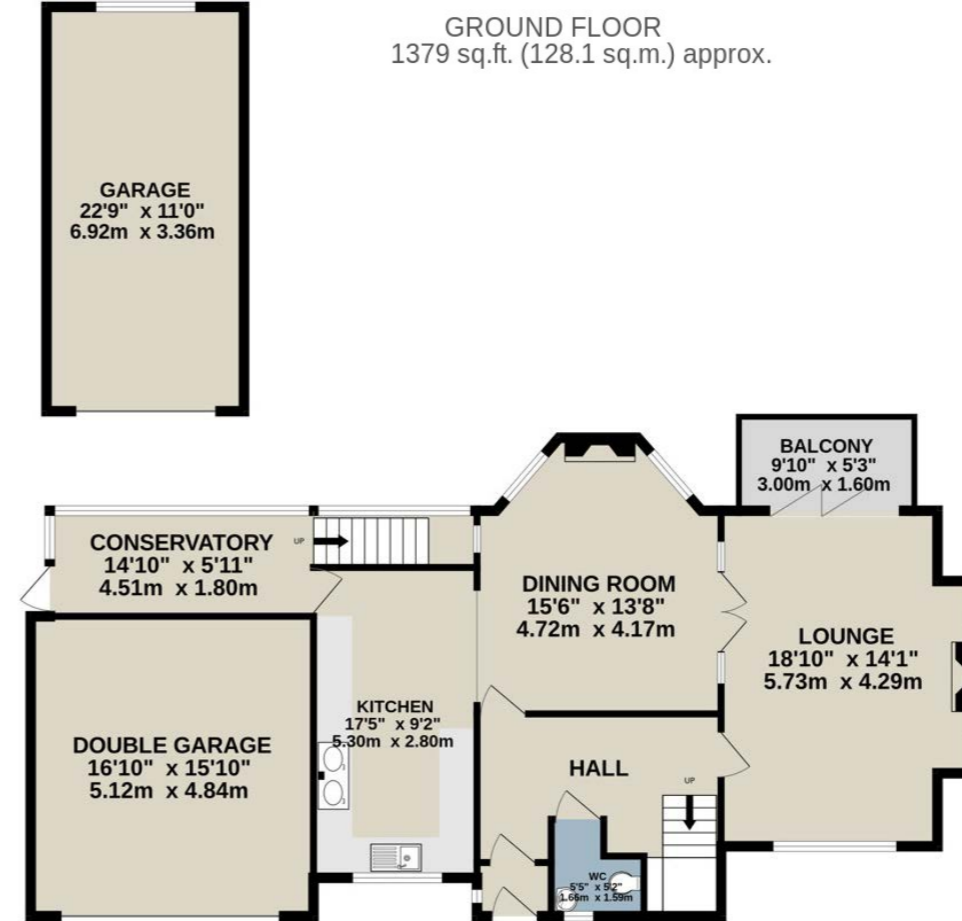




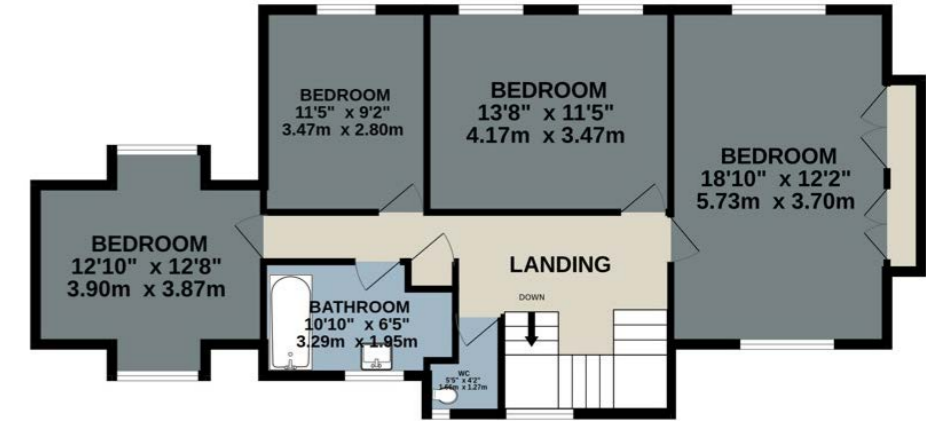
**BASEMENT**  
1154 sq.ft. (107.2 sq.m.) approx.



**GROUND FLOOR**  
1379 sq.ft. (128.1 sq.m.) approx.



**1ST FLOOR**  
883 sq.ft. (82.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3416 sq.ft. (317.3 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-)	<b>A</b>
(81-91)	<b>B</b>
(69-80)	<b>C</b>
(55-68)	<b>D</b>
(39-54)	<b>E</b>
(21-38)	<b>F</b>
(1-20)	<b>G</b>
Not energy efficient - higher running costs	
66	70
England, Scotland & Wales	EU Directive 2002/91/EC

*Number One*  
HILLCOURT  
ROAD

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Presented By



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