



St Johns Close, Romiley, SK6 3JU

A superbly extended semi-detached home with a rare and highly versatile self-contained annexe, pleasantly positioned within a cul-de-sac close to Romiley Village and railway station. The main house features an impressive open-plan dining kitchen, separate lounge, three bedrooms including a master with en-suite, and a further shower room. The adjoining annexe provides its own sitting room, kitchen/utility, bedroom, shower room and WC, making it ideal for independent family living, guests or multi-generational accommodation. Alternatively, with some alteration, the annexe could be incorporated into the main house to create one particularly spacious family home. Outside, there is a wide driveway providing ample parking together with an attractive rear garden. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

Price Guide: Offers Over £545,000



MAIN HOUSE:

ENTRANCE PORCH & HALL

DOWNSTAIRS W.C.

LOUNGE

13' 0" x 10' 10" (3.96m x 3.30m)



OPEN-PLAN DINING KITCHEN

16' 2" x 14' 8" max (4.92m x 4.47m)



FIRST FLOOR LANDING

BEDROOM ONE

19' 4" max x 13' 0" (5.89m x 3.96m)



EN-SUITE BATHROOM

7' 6" x 5' 8" max (2.28m x 1.73m)



BEDROOM TWO

11' 0" x 9' 10" (3.35m x 2.99m)



SHOWER ROOM

5' 10" x 3' 4" (1.78m x 1.02m)

BEDROOM THREE

13' 6" x 5' 9" max (4.11m x 1.75m)

ANNEX:

SITTING ROOM

16' 0" x 11' 5" max (4.87m x 3.48m)



KITCHEN/UTILITY ROOM

9' 2" x 7' 7" (2.79m x 2.31m)



SHOWER ROOM

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



DOWNSTAIRS W.C.

BEDROOM FOUR

13' 9" x 7' 10" (4.19m x 2.39m)

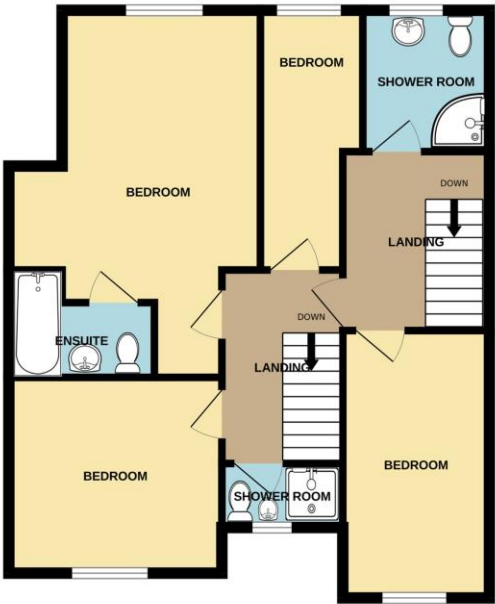


VIEWING ARRANGEMENTS

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

GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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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