



Compstall Road, Romiley, SK6 4DE

An impressive and substantial detached family home, ideally positioned within easy reach of the centre of Romiley Village and offering particularly versatile accommodation arranged over two floors. The ground floor features an entrance hall, downstairs WC, comfortable lounge, separate sitting room and a generous 19ft dining kitchen. A rear hall leads through to a further reception room, currently used as a garden room, with a ground-floor fifth bedroom beyond - providing excellent flexibility for a larger family, guests, home working or multi-generational living. Upstairs, a spacious landing gives access to four well-proportioned bedrooms, a family bathroom and separate WC.

Cont'd over.....

Price Guide: £725,000



..... A particular highlight is the superb south-facing rear garden, which offers an excellent degree of space and maturity and incorporates a covered gazebo/sitting area ideal for outdoor entertaining. The garden also has the unusual benefit of an additional section extending behind neighbouring properties, further enhancing the overall outside space.

To the front, there is ample off-road parking together with an integral storage garage. A spacious and highly versatile family home in a convenient Romiley location.

ENTRANCE HALL

13' 6" x 6' 9" (4.11m x 2.06m)

LOUNGE

13' 6" x 13' 0" (4.11m x 3.96m)



SITTING ROOM

14' 7" x 12' 1" (4.44m x 3.68m)

OPEN-PLAN DINING KITCHEN

19' 2" x 14' 10" (5.84m x 4.52m)



REAR HALL

DOWNSTAIRS W.C.

GARDEN ROOM

17' 1" x 8' 0" (5.20m x 2.44m)



BEDROOM FIVE

9' 8" x 8' 0" (2.94m x 2.44m)

SPACIOUS FIRST FLOOR LANDING

17' 5" x 7' 8" (5.30m x 2.34m)

BEDROOM ONE

15' 5" x 11' 0" plus bay (4.70m x 3.35m)



BEDROOM TWO

13' 1" x 12' 0" (3.98m x 3.65m)



BEDROOM THREE

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

BEDROOM FOUR
7' 10" x 7' 7" (2.39m x 2.31m)

FAMILY BATHROOM
10' 4" x 6' 0" (3.15m x 1.83m)



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

SEPARATE W.C.

GARAGE
14' 10" x 11' 3" (4.52m x 3.43m)

OUTSIDE

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1952 sq.ft. (181.3 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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