



## Hillcourt Road, Romiley, SK6 4QD

A beautifully presented four-bedroom detached family home enjoying a desirable south-facing rear aspect, allowing natural light to stream through the principal living spaces and into the private rear garden. The property enjoys far-reaching views to the rear and offers spacious, well-appointed accommodation including a stylish open-plan kitchen and dining area with adjoining orangery and utility room, a generous living room with two double French doors to Juliet balconies, a separate study, master bedroom with en-suite shower room, 3 further comfortable bedrooms and a modern bathroom ideal for modern family living. The accommodation is presented on split levels and also includes an entrance hall and landings and a.... con't over

Price Guide: £675,000

**thomas  
lardner**

Cont'd.....: spacious ground floor w.c. Outside, the enclosed garden provides a sunny and secluded setting perfect for relaxing or entertaining, complemented by off-street parking and an integral garage. Tenure: Freehold. Council Tax Band: F. EPC rating: to follow.

#### ENTRANCE HALL

#### GROUND FLOOR W.C.

#### LIVING ROOM

23' 6" x 12' 0" (7.16m x 3.65m)



#### OFFICE

7' 4" x 5' 1" (2.23m x 1.55m)

#### OPEN-PLAN DINING ROOM/KITCHEN

23' 6" x 12' 0" (7.16m x 3.65m)



#### UTILITY ROOM

7' 4" x 6' 4" (2.23m x 1.93m)

#### ORANGERY

12' 6" x 12' 0" (3.81m x 3.65m)



#### MASTER BEDROOM

13' 3" x 12' 0" (4.04m x 3.65m)



#### EN-SUITE SHOWER ROOM

7' 3" x 5' 5" (2.21m x 1.65m)



#### BEDROOM TWO

12' 8" x 8' 8" (3.86m x 2.64m)

**BEDROOM THREE**

13' 7" x 6' 8" (4.14m x 2.03m)

**FAMILY BATHROOM**

6' 5" x 6' 4" (1.95m x 1.93m)

**BEDROOM FOUR**

7' 7" x 7' 4" (2.31m x 2.23m)

**GARAGE**

17' 4" x 8' 4" (5.28m x 2.54m)

**OUTSIDE**GROUND AND LOWER FLOORS  
758 sq.ft. (70.5 sq.m.) approx.UPPER AND 1ST FLOORS  
596 sq.ft. (55.3 sq.m.) approx.2ND FLOOR  
411 sq.ft. (38.1 sq.m.) approx.

TOTAL FLOOR AREA: 1765 sq.ft. (163.9 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 in the apartment 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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