

## Rushyfield Crescent, Romiley

Freehold

NO CHAIN • Bay Fronted 3 Bed semi Detached • Two Double Bedrooms and One single • Ground Floor WC • Loft Space For Storage • Garage and Driveway For Multiple Cars • Walking Distance To Romiley Train Station • Catchment Area For Greave Primary School









This Rushyfield family home has a warm and welcoming feel, loved for many years and is now looking for its new owner. This property is a few minutes stroll from the centre of Romiley village with its fabulous range of independent shops, bars/restaurants, and train station to take you further afield. An impressive façade on a popular leafy street, this property has all the kerb appeal you could wish for. The porch welcomes you in and is the perfect spot for muddy boots and shoes. There is an abundance of space for all the family to share, plus the ideal kitchen/dining space which over-looks the pretty rear garden. The hallway leads to the relaxing living room when the beautiful bay window lets in plenty of natural light. You can snuggle under the throws around the feature fireplace and watch movies together on any combination of sofas of your choice. Back into the hallway, there is an under-stair storage cupboard ideal for hiding away your Hoover and other bits and bobs. Through to the kitchen/dining/entertaining space with views over the rear garden. The kitchen is well-proportioned and provides ample storage, making it a great space for preparing meals or gathering with friends. With plenty of worktops and the added bonus of a utility area. A dining room can easily accommodate a table to seat six people with room for a small sofa and chair around the fireplace for more casual dining and enjoying the first cup of tea of the day. Alternatively, it would make a great office space. The ground floor also offers a convenient WC, ideal for busy family life or when entertaining guests. Head up to the first floor where the family living space continues, there are two double bedrooms and one single all with fitted wardrobes so storage wouldn't be a problem. A generous landing gives you that feeling of space and light so important with a family home such as this. A modern family shower room with a large walk-in shower cubicle and fitted storage units around the sink serves the three bedrooms. The first double bedroom to your left has views over the rear garden and fitted wardrobes with a dressing table.

The Principal bedroom overlooks the front of the property. With fitted wardrobes, a dressing table and room for a small comfy chair to enjoy the beautiful, curved bay window. Finally, a comfortable single bedroom overlooking the front of the property and is large enough for a single bed with fitted wardrobes. This room would make a beautiful nursery, an indulgent dressing room or office space for those working from home. The property also boasts a further staircase for easy access to the useful loft space with Velux window. The outside space of this property is equally impressive, boasting a substantial lawned garden that provides a safe and attractive environment for children to play or for outdoor gatherings. A well-positioned patio area offers the perfect spot for al fresco dining or relaxing in the warmer months, with direct access to the rear of the garage for added practicality. With a private driveway and a garage, there is plenty of room for multiple cars, making this home ideal for families or anyone needing extra parking. This is a fantastic opportunity to settle into a desirable neighbourhood with excellent transport links and local amenities close at hand. Rushyfield Crescent is a stone throw from Romiley village with a range of restaurants, wine bars and micro pubs plus swimming pool/gym and amateur dramatics theatre. There are country walks and bike rides from your front door, so no need to venture far to take in the fresh air. A 10 minute walk to Romiley train station, which gives you access to the bright lights of Manchester city centre inside 30 minutes - ideal for commuting and for pleasure. You can easily access the motorway networks to take you across Greater Manchester and beyond. Manchester Airport is just a 25-minute drive away.

Council Tax band: D

Tenure: Freehold

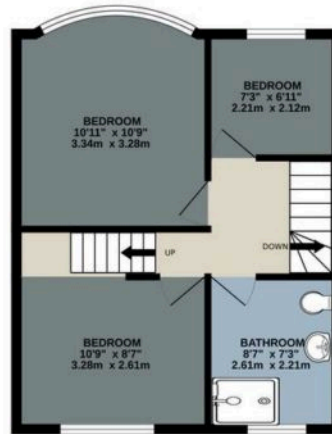
(Disclaimer: Twilight image enhanced with AI by Street)



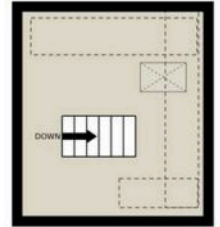
GROUND FLOOR  
899 sq ft (84.9 sq.m.) approx.



1ST FLOOR  
408 sq ft (37.9 sq.m.) approx.



2ND FLOOR  
130 sq ft (12.1 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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 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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