



Greave, Romiley, SK6 4PU

An attractive and extended bay-fronted semi-detached home situated in the popular Greave area of Romiley, conveniently located within a mile of the village centre and close to the beautiful open countryside of Werneth Low. This extremely well-presented family home offers spacious and versatile accommodation comprising an entrance hall, two generous reception rooms, modern fitted kitchen, separate utility room and downstairs shower room. To the first floor are three good-sized double bedrooms, a family bathroom and a particularly spacious landing providing a useful home office/study area. Outside, the property enjoys an attractive enclosed rear garden with lawn and patio seating area, together with a driveway providing off-road parking and an attached 22ft garage. Tenure: Freehold. Council Tax Band: E. EPC rating: C

Price Guide: Offers Over £500,000



ENTRANCE HALL

16' 3" x 6' 4" (4.95m x 1.93m)

LOUNGE/DINING ROOM

23' 0" x 12' 10" (7.01m x 3.91m)



SHOWER ROOM

7' 6" x 6' 10" (2.28m x 2.08m)



FIRST FLOOR LANDING

16' 1" x 6' 6" (4.90m x 1.98m)

SITTING ROOM

15' 2" x 12' 6" (4.62m x 3.81m)



BEDROOM ONE

13' 0" x 12' 8" (3.96m x 3.86m)



KITCHEN

19' 4" x 9' 1" max (5.89m x 2.77m)



BEDROOM TWO

13' 0" x 12' 0" (3.96m x 3.65m)



UTILITY ROOM

7' 0" max x 6' 7" (2.13m x 2.01m)

BEDROOM THREE

11' 5" x 9' 0" (3.48m x 2.74m)



ATTACHED GARAGE

22' 10" x 10' 3" (6.95m x 3.12m) narrowing to 6'6"

OUTSIDE



BATHROOM

7' 6" x 6' 0" (2.28m x 1.83m)



VIEWING ARRANGEMENTS

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

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 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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