



Stonemead, Romiley, SK6 4LP

Located in a sought-after cul-de-sac close to Romiley Golf and Cricket Clubs, this superbly presented, extended detached family house is sure to prove popular. The accommodation has been extended to the rear and above the garage to provide versatile accommodation that currently includes an entrance hall, downstairs shower room, 19ft lounge with inglenook fireplace, dining room, spacious fitted kitchen and utility room all to the ground floor. The first floor provides a landing, master bedroom with adjoining en-suite shower room and dressing room, three further good sized bedrooms and a family bathroom. Outside, there is an attractive, private rear garden while to the front there is ample off-road parking along Cont'd overleaf

Price Guide: Offers Over £550,000



.... with a useful storage garage. This is a great family home that is in the catchment area for Romiley Primary and Marple Hall Secondary schools and is well worth an internal inspection. Tenure: Freehold. Council Tax Band: E. EPC rating: to follow.

ENCLOSED PORCH

ENTRANCE HALL

16' 3" x 6' 2" (4.95m x 1.88m)

LOUNGE

18' 9" x 10' 8" excluding inglenook (5.71m x 3.25m)



DINING ROOM

12' 7" x 10' 8" (3.83m x 3.25m)



FITTED KITCHEN

15' 0" x 13' 10" (4.57m x 4.21m)



UTILITY ROOM

7' 10" x 5' 4" (2.39m x 1.62m)

SHOWER ROOM

7' 10" x 7' 2" (2.39m x 2.18m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 8' 0" (3.65m x 2.44m)



EN-SUITE SHOWER ROOM

7' 8" x 4' 10" (2.34m x 1.47m)



DRESSING ROOM

8' 0" x 5' 9" (2.44m x 1.75m)

BEDROOM TWO

13' 7" x 9' 10" (4.14m x 2.99m)



BEDROOM FOUR

9' 11" x 7' 4" (3.02m x 2.23m)

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)



BEDROOM THREE

12' 0" x 9' 5" (3.65m x 2.87m)



STORAGE GARAGE

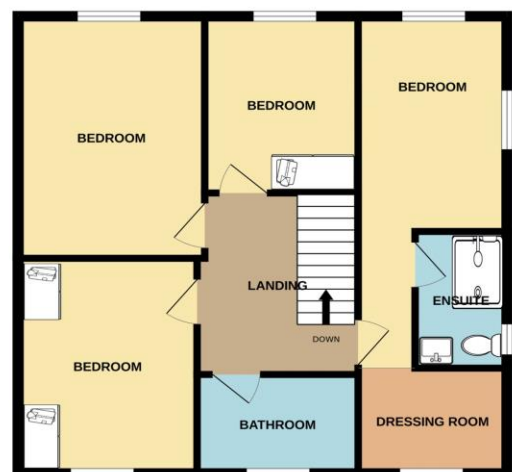
8' 0" x 7' 6" (2.44m x 2.28m)

VIEWING ARRANGEMENTS

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

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1519 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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