



St. Aldates, Romiley. SK6 3DU

RECENTLY EXTENDED AND UPGRADED TO EXACTING STANDARDS! This beautifully presented four bedroom detached house sits within a large corner plot at the head of this quiet cul-de-sac. Ideal for further extending and with planning permission granted (Stockport Council Planning Reference DC/079446), this property is sure to appeal to young families. Featuring: Entrance porch, reception hall, ground floor WC, a stunning 25ft open-plan living/dining room, fitted kitchen, luxury family bathroom with separate shower enclosure and four large bedrooms (2 with built in wardrobes). Recently installed gas central heating is installed along with uPVC double glazing and uPVC soffits and fascias etc. Outside there are large, low maintenance gardens to three sides along with secure parking, a garage and a substantial garden room and gazebo with retractable roof. Close to local schools and amenities and yet enjoying a location that is tucked... cont'd

Price: £585,000



.....away this Freehold property is sure to prove popular particularly as it has four double bedrooms.
EPC Rating: D. Council Tax Band: D. Tenure: Freehold.

ENTRANCE HALL

GROUND FLOOR WC

6' 4" x 3' 2" (1.93m x 0.96m)

OPEN PLAN LIVING/DINING ROOM

25' 3" x 19' 5" (7.69m x 5.91m)



KITCHEN

11' 4" x 9' 6" (3.45m x 2.89m)



MASTER BEDROOM

11' 4" x 9' 6" (3.45m x 2.89m)



BEDROOM TWO

12' 6" x 9' 4" (3.81m x 2.84m)



BEDROOM THREE

12' 0" x 9' 8" (3.65m x 2.94m)

ATTIC BEDROOM FOUR

19' 6" x 12' 4" (5.94m x 3.76m)



MODERN FAMILY BATHROOM



GARDEN ROOM

19' 0" x 12' 5" (5.79m x 3.78m)

GAZEBO

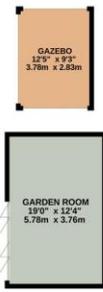
12' 4" x 9' 2" (3.76m x 2.79m)



GROUND FLOOR
1228 sq.ft. (113.2 sq.m.) approx.

1ST FLOOR
528 sq.ft. (48.7 sq.m.) approx.

2ND FLOOR
240 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 2092 sq.ft. (194.4 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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