

## Marsden Road, Romiley, SK6 4AS

This beautifully presented and extended four bedroom semi detached house is located on a highly regarded road close to Romiley Village, Railway Station and Park. With a good sized enclosed rear garden the property is sure to create much interest, particularly as the property has gone through extensive renovation. Featuring: Entrance hall, stunning extended kitchen /dining room/ living room with quartz worksurface, integrated Bosch Fridge / Freezer, Neff Dishwasher and Belling Range Cooker. There is a further ground floor WC and utility room, with access to the garage. To the first floor are three bedrooms and modern shower room. To the second floor is a stunning master suite with bedroom, dressing area and ensuite bathroom. Gas central heating is installed, along with uPVC double glazing and there is a driveway providing off road parking. The large rear garden is laid mainly to lawn in a raised 'sun trap' position along with a lower patio. Take a look always prove very popular.

Offers In Excess of £415,000



**OPEN PLAN KITCHEN/DINING/LIVING**  
23' 8" x 19' 0" (7.21m x 5.79m)



**UTILITY ROOM**  
11' 1" x 9' 2" (3.38m x 2.79m)



**MASTER BEDROOM**  
20' 0" x 12' 11" (6.09m x 3.93m)



**MASTER ENSUITE**  
8' 5" x 6' 2" (2.56m x 1.88m)



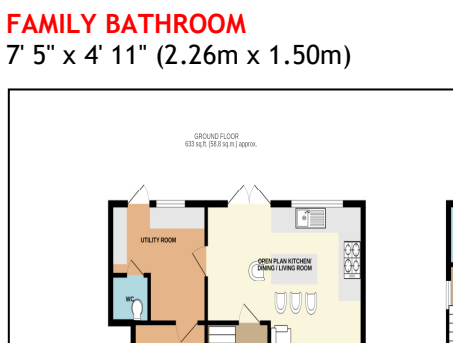
**BEDROOM TWO**  
11' 0" x 11' 6" (3.35m x 3.50m)



**BEDROOM THREE**  
11' 9" x 10' 8" (3.58m x 3.25m)



**BEDROOM FOUR**  
7' 11" x 5' 8" (2.41m x 1.73m)



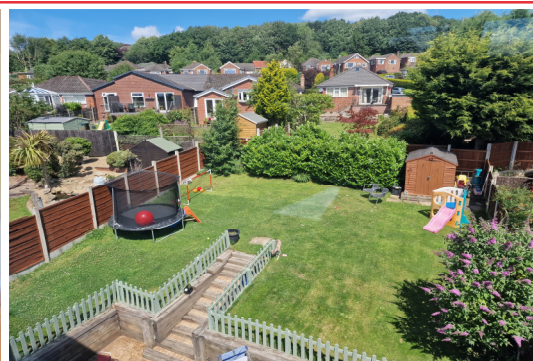
**FAMILY BATHROOM**  
7' 5" x 4' 11" (2.26m x 1.50m)

**OUTSIDE**



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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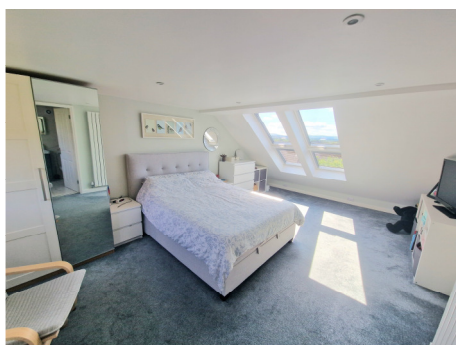
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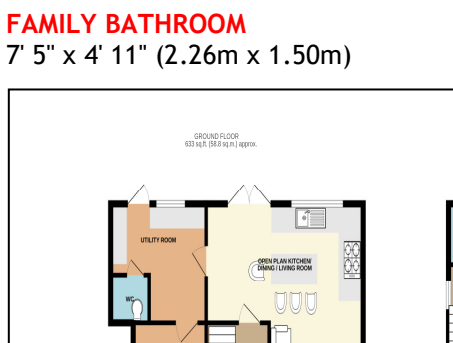
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