



Guywood Lane, Romiley, SK6 4AW

This imposing, bay-fronted period semi-detached house offers spacious family accommodation over three floors and enjoys far reaching views over Romiley Village to the surrounding Peak District. Attractive countryside walks across Back-o' th' -Hill literally start just yards from the property and yet Romiley Village and Railway Station are at the end of Guywood Road and within easy walking distance. The accommodation includes an entrance hall, lounge and separate sitting room, a superb 18ft x 18ft 'L' shaped dining kitchen, utility room and w.c. all on the ground floor. In addition there is a useful cellar accessed from the hall. The first floor offers three bedrooms and the family bathroom while the second floor provides a master bedroom with en-suite shower room and.... Con't over

Price Guide: £620,000



Walk-in dressing room. Outside there is a detached garage and driveway and a beautiful, sunny rear garden with raised sitting area. Tenure: Freehold. Council Tax Band: C. EPC Rating: To follow.

ENTRANCE HALL

16' 3" x 6' 0" (4.95m x 1.83m)

LOUNGE

14' 8" into bay x 12' 3" (4.47m x 3.73m)

DINING KITCHEN

18' 8" x 18' 7" 'L' shaped (5.69m x 5.66m)



SITTING ROOM

13' 2" x 11' 7" (4.01m x 3.53m)



UTILITY ROOM

8' 4" x 7' 0" (2.54m x 2.13m)

DOWNSTAIRS W.C.

4' 2" x 3' 1" (1.27m x 0.94m)

CELLAR

14' 0" x 11' 1" (4.26m x 3.38m)

FIRST FLOOR LANDING

BEDROOM TWO

14' 10" into bay x 12' 3" (4.52m x 3.73m)



BEDROOM THREE

13' 2" x 11' 9" (4.01m x 3.58m)



BEDROOM FOUR

8' 6" x 6' 0" (2.59m x 1.83m)

FAMILY BATHROOM

6' 6" x 5' 11" (1.98m x 1.80m)



SECOND FLOOR LANDING

BEDROOM ONE

14' 5" max x 11' 3" (4.39m x 3.43m)



EN-SUITE SHOWER ROOM

6' 6" max x 6' 3" (1.98m x 1.90m)



DRESSING ROOM

9' 1" x 6' 0" (2.77m x 1.83m)

DETACHED GARAGE

19' 6" x 9' 9" (5.94m x 2.97m)

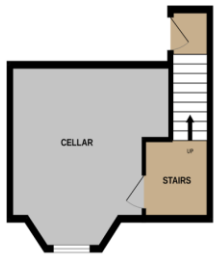
OUTSIDE



VIEWING ARRANGEMENTS

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

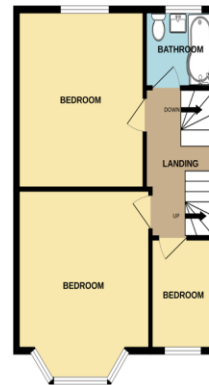
BASEMENT



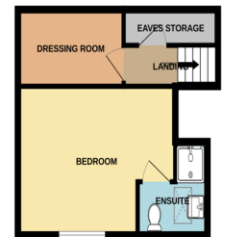
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix ©2024



Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
 4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
 0161 494 5136
 enquiries@thomaslardner.com
 www.thomaslardner.com