



Chadkirk Road, Romiley. SK6 3JY

This superbly presented 4 bedroom double fronted detached is located in one of the area's premier locations, close to local countryside, yet convenient for Romiley village and railway station. The property has been sympathetically extended and sits in a generous large plot with landscaped gardens to the front and rear, a driveway and large attached garage. The property has recently been re-decorated throughout and features some refurbished parquet flooring and a new gas boiler. Comprising: Entrance porch, entrance hall, living room opening to a conservatory, formal dining room, study / further reception room, large dining kitchen, utility room and ground floor WC, 4 good sized bedrooms (main with en-suite bathroom), modern family shower room and separate WC. This beautiful home is sure to create a huge amount of interest, so we would suggest an early viewing to avoid disappointment.

EPC rating TBC. Tenure Freehold. Council Tax Band G.

Offers In Excess of £750,000



LIVING ROOM

20' 1" x 18' 0" (6.12m x 5.48m)



STUDY

12' 6" x 11' 1" (3.81m x 3.38m)



DINING ROOM

16' 0" x 10' 11" (4.87m x 3.32m)



UTILITY ROOM

9' 3" x 8' 1" (2.82m x 2.46m)



MASTER BEDROOM

17' 11" x 11' 6" (5.46m x 3.50m)

FITTED DINING KITCHEN

17' 9" x 10' 8" (5.41m x 3.25m)



LUXURY ENSUITE BATHROOM

7' 2" x 7' 1" (2.18m x 2.16m)

FAMILY SHOWER ROOM

9' 4" x 5' 1" (2.84m x 1.55m)

BEDROOM TWO

14' 6" x 11' 0" (4.42m x 3.35m)



GROUND FLOOR WC

5' 2" x 4' 4" (1.57m x 1.32m)

GARAGE

28' 7" x 10' 9" (8.71m x 3.27m)

BEDROOM THREE

10' 4" x 9' 9" (3.15m x 2.97m)



BEDROOM FOUR

9' 0" x 7' 11" (2.74m x 2.41m)



GROUND FLOOR
1661 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 2442 sq.ft. (226.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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T709 Printed by Ravensworth 01670 713330



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