



## Quarry Rise, Romiley, SK6 4DD

This extremely versatile & well presented 4 bedroom detached home is tucked away on a sought after cul-de-sac convenient for Romiley Village & the railway station. Enclosed in a generous sized plot with landscaped gardens and seating areas the property would suit somebody who wants the option of a ground floor bedroom & bathroom in addition to 3 further bedrooms & family bathroom to the first floor. Comprises on the ground floor: Porch, reception hall, 18ft 10in lounge with double doors to a dining room, comprehensively fitted dining kitchen with oven, hob, extractor & fridge, conservatory, ground floor WC, cloaks/dressing area, double bedroom & en-suite shower room & then to the first floor 3 further bedrooms, bathroom & useful 17ft storage room. A block paved drive provides plenty of parking, leading to a double attached garage with electric door.

Gas central heating & double glazing... Cont. Overleaf...

Price Guide: £675,000





Take a look-this property has plenty to offer either families, someone with a dependent relative or someone wanting generous sized bungalow living with additional first floor rooms.

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

#### VIEWING ARRANGEMENTS

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

#### ENTRANCE PORCH

6' 10" x 4' 3" (2.08m x 1.29m)

#### RECEPTION HALL

11' 10" x 8' 2" main area (3.60m x 2.49m)



#### GROUND FLOOR WC

5' 4" x 4' 0" (1.62m x 1.22m)

#### ATTACHED GARAGE

17' 3" x 16' 2" (5.25m x 4.92m)

#### LOUNGE

18' 10" x 12' 0" (5.74m x 3.65m)



#### DINING ROOM

14' 3" x 12' 2" (4.34m x 3.71m)

#### FITTED DINING KITCHEN

16' 1" x 12' 9" (4.90m x 3.88m)

#### CONSERVATORY

13' 6" x 10' 5" (4.11m x 3.17m)

#### DRESSING/CLOAKS AREA

7' 0" x 6' 6" (2.13m x 1.98m)

#### BEDROOM ONE

12' 9" x 10' 10" (3.88m x 3.30m)



#### EN-SUITE SHOWER ROOM

6' 6" x 5' 6" (1.98m x 1.68m)



#### LANDING

#### STORAGE ROOM

17' 0" x 7' 7" (5.18m x 2.31m)

#### BEDROOM TWO

15' 8" x 12' 0" (4.77m x 3.65m)

#### BEDROOM THREE

15' 8" x 12' 4" (4.77m x 3.76m)



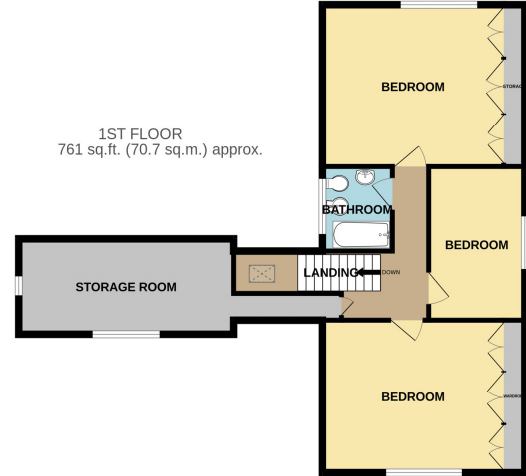
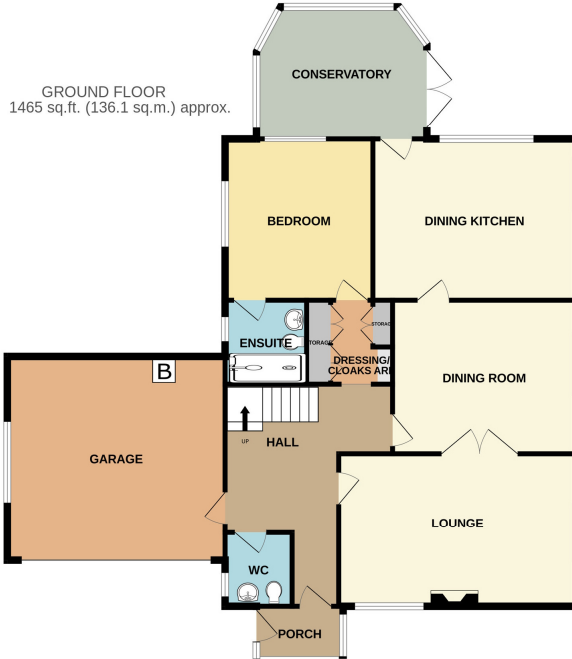
#### BEDROOM FOUR

12' 4" x 8' 1" (3.76m x 2.46m)

#### FAMILY BATHROOM

6' 7" x 6' 5" (2.01m x 1.95m)





**TOTAL FLOOR AREA : 2226 sq.ft. (206.8 sq.m.) approx.**  
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