



Hillcourt Road, Greave, Romiley, SK6 4QD

This superbly presented 4 bedroom detached is located in one of the area's premier locations, close to local countryside and yet convenient for Romiley Village and Railway Station. The property has been sympathetically extended and sits in a generous sized plot with lawned gardens to the front and rear in addition to a block paved driveway and attached garage with remote door. The property has recently been re-decorated throughout and features a recently installed modern 21ft 9in kitchen/diner with a range of integral appliances. Comprising: Reception hall with leaded glass, lounge with an inglenook fireplace and French doors opening to a sitting room/orangery, formal dining room with feature fireplace, modern ground floor WC, 4 good sized bedrooms (main with en-suite shower room and guest room with a walk in closet),..... Continued Overleaf.....

Price Guide: 'Offers Over' £550,000

and modern family bathroom with an additional shower enclosure and separate WC. A new gas central heating boiler was installed in 2020 and an electrical certificate was also issued in 2020. This Freehold home is sure to create a huge amount of interest so we would suggest an early viewing if you do not want to miss out.

RECEPTION HALL

12' 10" x 6' 5" (3.91m x 1.95m)



GROUND FLOOR WC

4' 0" x 3' 3" (1.22m x 0.99m)

LOUNGE

18' 10" x 16' 6" into Inglenook (5.74m x 5.03m)



ORANGERY/SITTING ROOM

16' 0" x 11' 1" (4.87m x 3.38m)

DINING ROOM

13' 4" x 10' 11" (4.06m x 3.32m)



FITTED DINING KITCHEN

21' 9" x 9' 8" (6.62m x 2.94m)

LANDING



FAMILY BATHROOM

9' 2" x 7' 6" (2.79m x 2.28m)

BEDROOM ONE

12' 4" plus recess x 11' 1" (3.76m x 3.38m)



EN-SUITE SHOWER ROOM

6' 3" x 4' 5" (1.90m x 1.35m)

SEPARATE WC

6' 4" x 2' 8" (1.93m x 0.81m)

BEDROOM TWO

13' 7" x 12' 5" (4.14m x 3.78m)



WALK IN CLOSET

6' 0" x 4' 5" (1.83m x 1.35m)

BEDROOM THREE

13' 5" x 11' 0" (4.09m x 3.35m)



BEDROOM FOUR
8' 7" x 6' 5" (2.61m x 1.95m)

ATTACHED GARAGE
15' 6" x 10' 3" (4.72m x 3.12m)

VIEWING ARRANGEMENTS

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

EPC Rating - D



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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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