



Marsden Road, Romiley, Stockport

Freehold

Modern open plan kitchen with island • Integrated appliances throughout • French doors with access from the family kitchen to the garden • Spacious landscaped garden with artificial lawn • Decked seating and patio areas • Off-road parking for several cars • Abundant natural light with skylights and large windows • Versatile living spaces with lots of in built storage



**JARDINE
ESTATES**



Welcome to this exceptional three-bedroom, two-bathroom semi-detached house, where contemporary design meets family comfort in every corner. Upon arrival, the property's attractive brick exterior, stylish house number signage, and well-tended front garden framed by mature trees and shrubs immediately set the tone for the quality within. A generous gravel driveway offers off-road parking for several cars.

Step through the entrance and be greeted by a bright and airy interior, where natural light pours through large windows and skylights, creating a warm and inviting ambience throughout the home.

At the heart of the house lies a stunning open-plan kitchen, dining, and living area - truly the showpiece of modern family living. The kitchen is a chef's dream, featuring sleek cabinetry, elegant quartz countertops, and an impressive kitchen island perfect for meal preparation, casual breakfasts, or evening drinks with friends. Integrated appliances, under-cabinet lighting, and a dedicated wine cooler ensure both style and functionality, while the wood and elegant flooring add a touch of sophistication.

The open-plan design seamlessly connects to the living and dining areas, enhanced by tasteful décor, plush furnishings, and thoughtfully placed pendant lighting. French doors, paired with expansive windows and skylights, flood the space with natural light and offer uninterrupted access to the garden, effortlessly blending indoor and outdoor living.

The separate lounge is a multi functional space . Lots of bespoke storage ensure everything is kept calm and tidy , perfect when working from home or watching a film with a glass of wine. The bay window is a stunning feature and keeps this room light and airy.

The bedroom accommodation is both versatile and luxurious, offering tranquil retreats for all members of the household. The principal bedroom is a haven of comfort, with a plush headboard, luxurious bedding, and a large window that frames leafy garden views. Modern pendant lighting and sleek décor create a serene space to unwind. The family-friendly second bedroom is thoughtfully designed with playful wall art and a bay window to maximise natural light - perfect for a child's room. The third bedroom enjoys bright natural lighting, soft carpeting, and charming decor, making it equally suitable as a guest room or dedicated home office. Both bathrooms are finished to a high standard, with the main family bathroom featuring a shower over the bath for busy mornings and a bath-tub for relaxing after a long day. Contemporary vanity unit and stylish subway tile walls, all illuminated by a generous frosted window add privacy and light.

Step outdoors and discover a beautifully landscaped, low-maintenance garden designed for relaxation, entertainment, and family fun. The artificial lawn ensures year-round greenery with minimal upkeep, while lush borders and mature shrubs add privacy and tranquillity. A decked patio area, accessed straight from the kitchen is perfect for enjoying relaxing breakfasts and long evening get togethers with friends and family.

Council Tax band: C

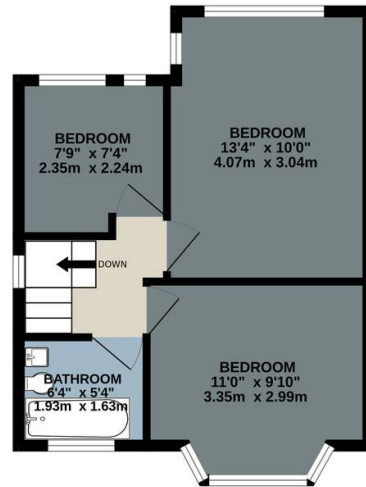
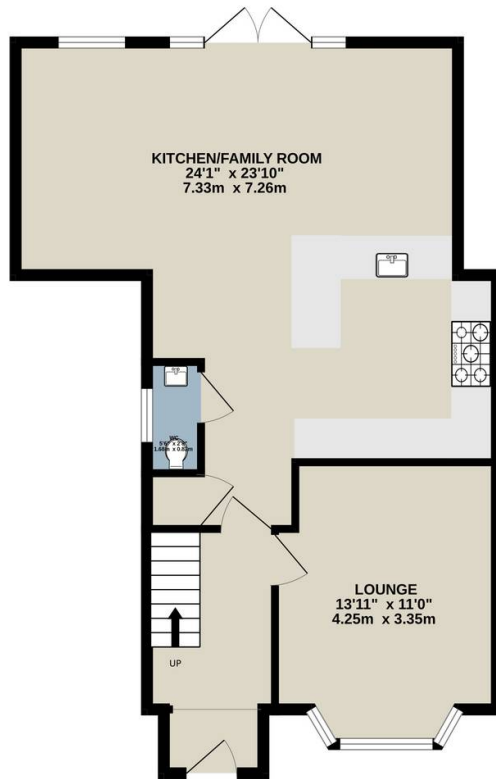
Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.

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.
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