



Heys Farm Cottages, Romiley, SK6 4NS

Enjoying fabulous views over the adjoining Romiley Golf Course and set within a little-known exclusive cul-de-sac, this impressive, detached family home has been extensively refurbished by the current owners and really must be viewed to be fully appreciated. There are generous, private gardens, two garages plus a parking area and the property is in the catchment area for Romiley Primary and Marple Hall Secondary Schools. The accommodation includes an entrance hall, downstairs w.c, a 20ft living room, sun-room, 20ft dining kitchen, utility room and rear porch, landing, master bedroom with un-suite shower room, three further bedrooms (one currently used as a dressing room) and a luxurious family bathroom. Tenure: Freehold. EPC: D. Council Tax: F.

Price Guide: £725,000



ENTRANCE HALL

16' 10" x 6' 9" (5.13m x 2.06m)

GROUND FLOOR WC

5' 2" x 3' 10" (1.57m x 1.17m)

LIVING ROOM

20' 6" x 13' 5" (6.24m x 4.09m)



DINING KITCHEN

20' 6" x 11' 5" (6.24m x 3.48m)



UTILITY ROOM

11' 0" x 6' 8" (3.35m x 2.03m)

REAR PORCH

6' 8" x 5' 11" (2.03m x 1.80m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 5" x 12' 10" (4.70m x 3.91m)

LUXURY EN-SUITE BATHROOM

9' 6" x 6' 8" (2.89m x 2.03m)



SUN ROOM

12' 5" x 9' 7" (3.78m x 2.92m)



BEDROOM TWO

12' 2" x 10' 1" (3.71m x 3.07m)



BEDROOM THREE

11' 4" x 9' 7" (3.45m x 2.92m)



OUTSIDE



BEDROOM FOUR/DRESSING ROOM

10' 1" x 7' 3" (3.07m x 2.21m)

STUNNING FAMILY BATHROOM

10' 0" x 8' 4" (3.05m x 2.54m)

GARAGE ONE

16' 1" x 11' 9" (4.90m x 3.58m)

GARAGE ONE

19' 7" x 9' 0" (5.96m x 2.74m)

VIEWING ARRANGEMENTS

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

EPC Rating - D
Council Tax Band - F
Tenure - Freehold

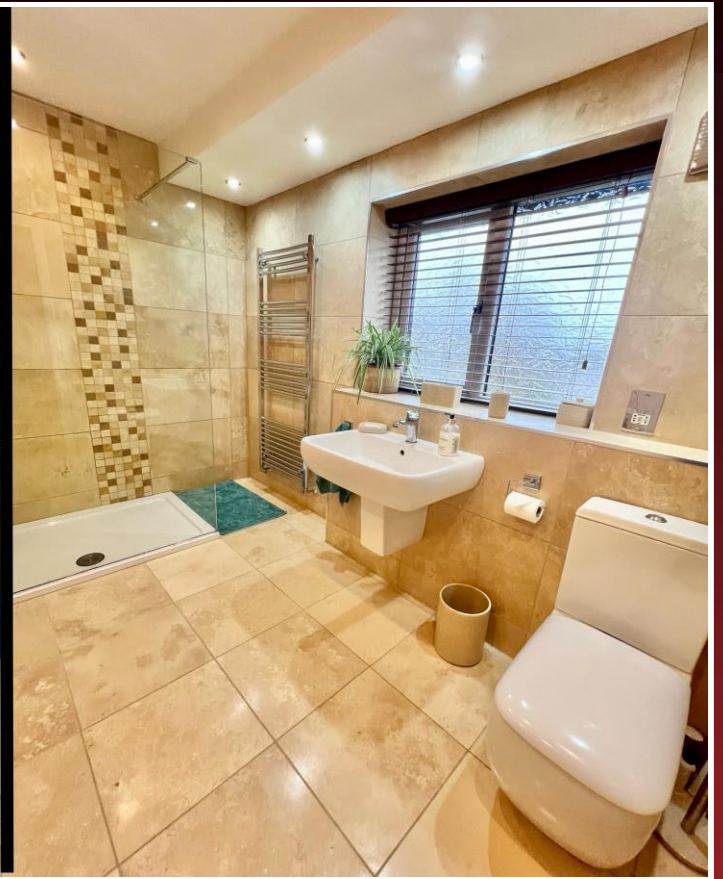
GROUND FLOOR



1ST 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.
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