



8, Barnfield Avenue, Romiley, SK6 4LF

This impressive detached home is located on a highly regarded road, close to Romiley Golf & Cricket Clubs & convenient for the Village with its range of independent shops & Railway Station. Extended by the present owners to offer extremely spacious & well presented accommodation the property also enjoys mature generous sized landscaped gardens in addition to a re-surfaced driveway with 2 accesses/exits. Featuring: Reception hall, ground floor WC/cloaks, lounge with Inglenook fireplace, dining room with French doors, family room, 21ft 3in dining kitchen, utility room, home office/playroom, 4 double beds (main with en-suite shower room) & family bathroom. uPVC double glazing is installed along with gas central heating & there is a detached 15ft 7in garage with separate workshop. This is a substantial family home in a sought after location that falls into the catchment for Romiley Primary & Marple Hall Continued Overleaf.....

Price Guide: Offers Over £725,000



Secondary Schools. Tenure: Leasehold 999 years - £7.00 PA Ground Rent. Council Tax Band: F. Energy Rating: D.

ENTRANCE PORCH

6' 1" x 4' 2" (1.85m x 1.27m)

RECEPTION HALL

11' 4" x 5' 10" (3.45m x 1.78m)



GROUND FLOOR WC

LOUNGE

15' 1" x 12' 10" into inglenook (4.59m x 3.91m)

DINING ROOM

17' 2" x 12' 8" (5.23m x 3.86m)

FAMILY ROOM

13' 10" x 10' 9" (4.21m x 3.27m)

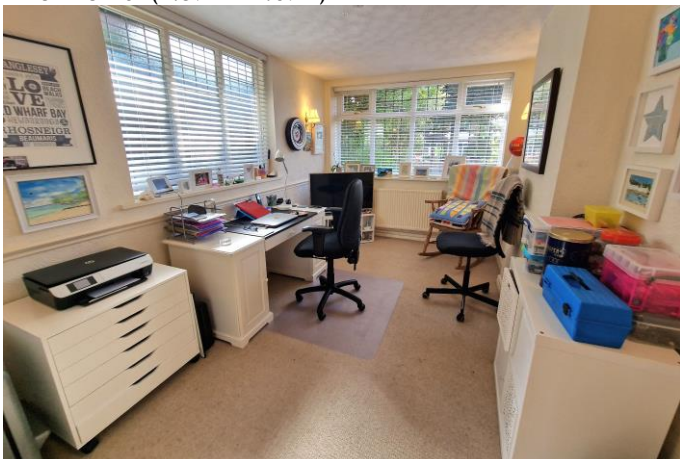
DINING KITCHEN

21' 3" x 10' 10" widest point (6.47m x 3.30m)



HOME OFFICE/PLAYROOM

14' 5" x 8' 10" (4.39m x 2.69m)



UTILITY ROOM

9' 1" x 8' 5" (2.77m x 2.56m)

LANDING

BEDROOM ONE

13' 10" x 10' 9" (4.21m x 3.27m)



EN-SUITE SHOWER ROOM

5' 9" x 4' 7" plus shower (1.75m x 1.40m)



BEDROOM TWO

12' 9" x 9' 6" plus doorway (3.88m x 2.89m)



BEDROOM THREE

12' 8" to robes x 9' 9" (3.86m x 2.97m)



BEDROOM FOUR

10' 10" x 9' 10" widest points (3.30m x 2.99m)



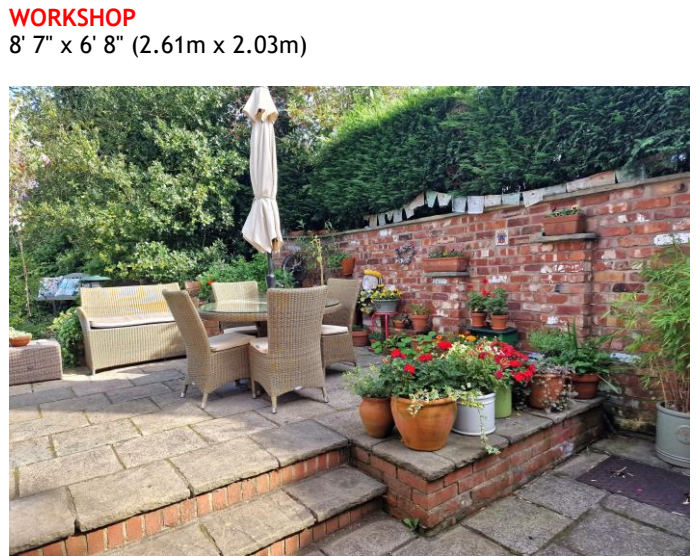
GARAGE

15' 7" x 8' 7" (4.75m x 2.61m)



FAMILY BATHROOM

7' 8" x 7' 3" (2.34m x 2.21m)



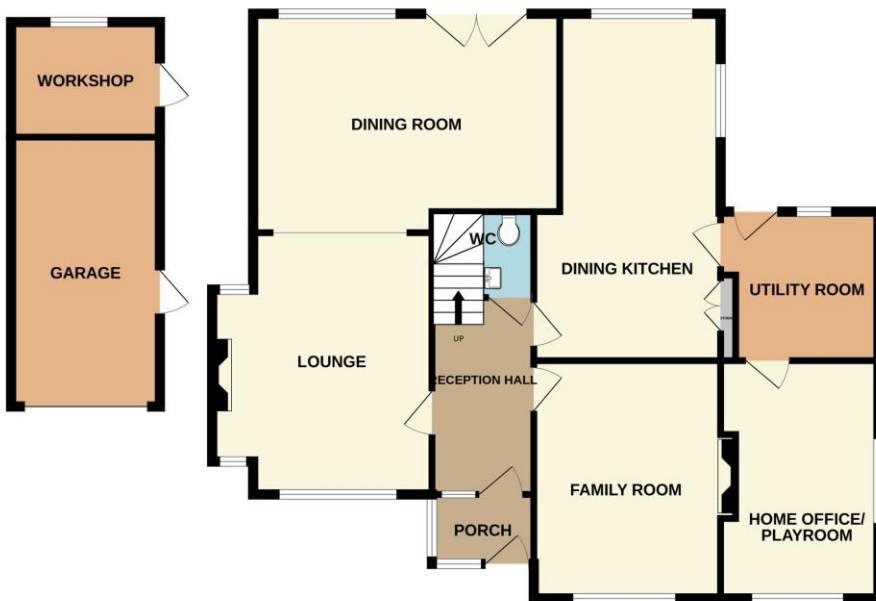
WORKSHOP

8' 7" x 6' 8" (2.61m x 2.03m)





GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1954 sq.ft. (181.5 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.
Made with Metropix ©2023

Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com