



## 1, Goosehouse Green, Romiley, SK6 4LJ

LOCATION IS EVERYTHING! What better than to be looking out over Romiley Golf Course from your rear garden? Goosehouse Green comprises just three period cottages within a sought-after, prestigious residential area of Romiley, close to Barlow Fold conservation area. The property offers two large double bedrooms, two separate reception rooms a spacious dining kitchen a downstairs w.c. and a family bathroom. Outside there is a small enclosed front garden and a paved rear garden that directly adjoins the attractive outlook of the golf course. There is the potential to either create a small driveway to the front or to rent allocated parking spaces within the adjoining cont'd....

Price Guide: Offers Over £375,000





carpark subject to the agreement of the golf club. Tenure: Freehold. Council Tax Band: D

### LOUNGE

15' 6" x 14' 1" (4.72m x 4.29m)



### BEDROOM ONE

15' 9" x 14' 9" (4.80m x 4.49m)



### BATHROOM

12' 10" x 7' 4" (3.91m x 2.23m)

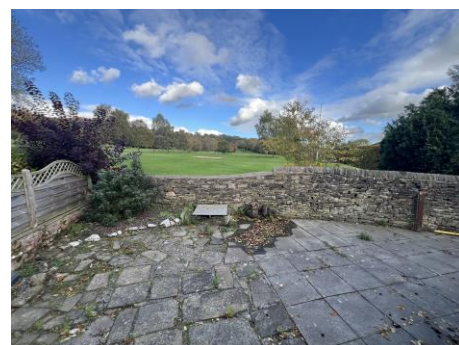


### BEDROOM TWO

16' 2" x 10' 6" plus doorway (4.92m x 3.20m)



### OUTSIDE



### SITTING ROOM

14' 10" x 12' 4" max (4.52m x 3.76m)



### DOWNSTAIRS W.C.

7' 5" x 3' 1" (2.26m x 0.94m)

### DINING KITCHEN

18' 0" x 16' 1" (5.48m x 4.90m)



GROUND FLOOR  
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



### FIRST FLOOR LANDING

TOTAL FLOOR AREA : 1322 sq.ft. (122.9 sq.m.) approx.

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