



Barn House, Manor Road, Woodley, SK6 1RT

'Barn House' is a lovely detached period property set in an idyllic location alongside the Peak Forest Canal in Woodley. Truly unique, this home offers many features ideal for anyone looking for something a little different. The property is immaculately presented throughout and includes a large private garden with sunken sitting area, a timber walkway that adjoins the canal and provides access to a basement workshop and there is also a detached garage. Views along the canal are enjoyed from many of the rooms but in particular from the superb glass-roof conservatory. In brief the property comprises Entrance hall with WC, modern fitted kitchen, grand dining / living room with wood burner and spacious conservatory with exposed stone wall....Cont'd over

Price Guide: £495,000



...., To the first floor are two double bedrooms each with fitted wardrobes and one with an ensuite shower room and a modern family bathroom. To the second floor is a further double bedroom with under eaves storage and separate WC. EPC rating: tbc; Tenure: Freehold. Council Tax Band: C.

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE/DINING ROOM

24' 3" x 14' 11" (7.39m x 4.54m)



CONSERVATORY

15' 8" x 8' 9" (4.77m x 2.66m)



KITCHEN

14' 6" x 8' 7" (4.42m x 2.61m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 3" x 9' 4" (3.73m x 2.84m)



EN-SUITE SHOWER ROOM



BEDROOM THREE

9' 4" x 9' 3" (2.84m x 2.82m)

FAMILY BATHROOM
 6' 5" x 5' 2" (1.95m x 1.57m)



EN-SUITE W.C.
DETACHED GARAGE & BASEMENT WORKSHOP



ATTIC BEDROOM TWO
 14' 5" x 12' 1" (4.39m x 3.68m)



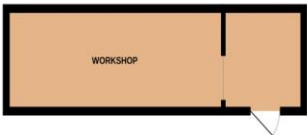
VIEWING ARRANGEMENTS
 Appointment is strictly by appointment with Thomas Lardner
 Romiley Office - telephone number 0161 494 5136.

BASEMENT
 174 sq.ft. (16.2 sq.m.) approx.

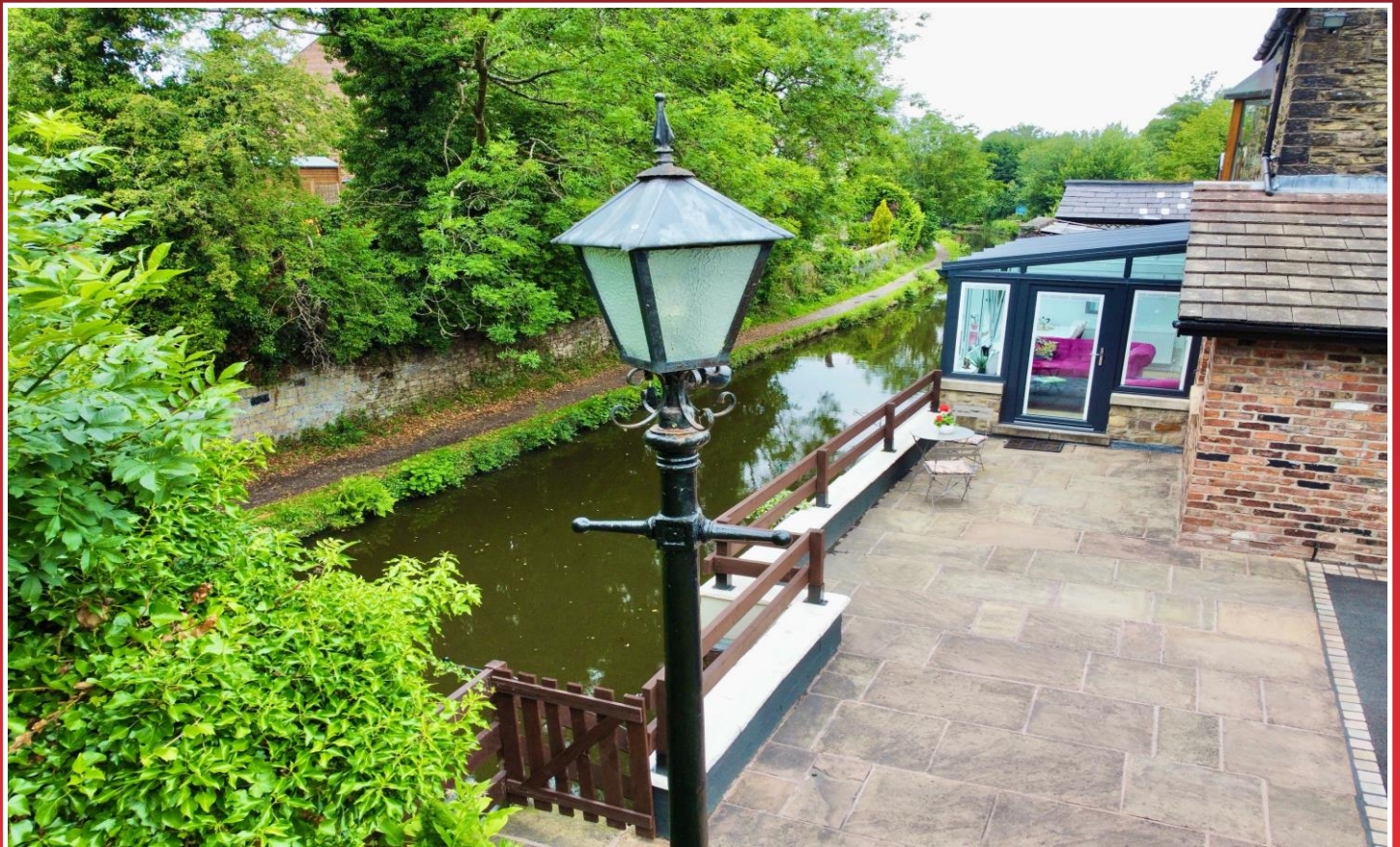
GROUND FLOOR
 670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
 365 sq.ft. (33.9 sq.m.) approx.

2ND FLOOR
 185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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