



3 Heys Farm Cottages, Romiley, SK6 4NS

This beautiful, 'picture postcard' cottage enjoys an idyllic location set within a little-known cul-de-sac adjoining the attractive open greens of Romiley Golf Club and the surrounding countryside. Although built in the 1960's, the cottage was designed to blend in with many of the older cottages that surround the Golf Club and offers comfortable accommodation that includes an entrance hall, through living room, dining room, kitchen, rear porch, three good sized bedrooms and a spacious family bathroom. Being the end cottage, the property benefits from a good sized side garden in addition to the front and rear gardens and also enjoys a large single garage with loft storage above and short driveway. The property is in the catchment area for....cont'd

Price Guide: Offers Over £595,000



...., Romiley primary and Marple Hall secondary schools and is offered with NO ONWARD CHAIN. Tenure: Freehold. Council Tax Band: E. EPC rating: to follow.

ENCLOSED PORCH

ENTRANCE HALL

THROUGH LIVING ROOM

14' 0" x 11' 2" (4.26m x 3.40m)



DINING ROOM

12' 1" x 8' 6" (3.68m x 2.59m)



KITCHEN

12' 8" max x 8' 5" (3.86m x 2.56m)



REAR PORCH

FIRST FLOOR LANDING

BEDROOM ONE

12' 4" x 8' 7" (3.76m x 2.61m)



BEDROOM TWO

12' 0" x 11' 6" (3.65m x 3.50m)



BEDROOM THREE

11' 6" x 9' 6" (3.50m x 2.89m)



FAMILY BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m)



OUTSIDE



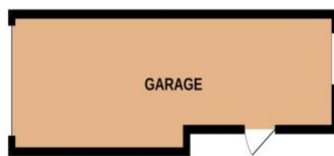
GARAGE

18' 4" x 8' 2" (5.58m x 2.49m)



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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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