12 Barlow Fold Road, Romiley, SK6 4LH

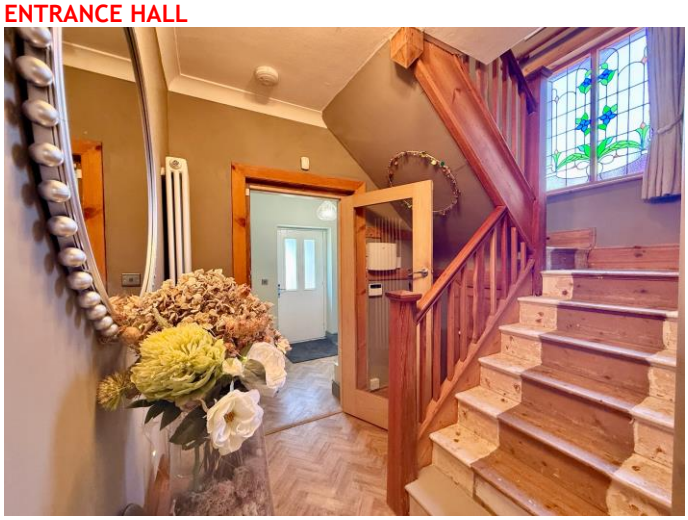
A rare opportunity to acquire a substantially and sympathetically extended three-bedroom family home, occupying a superb position adjoining the attractive open space of Romiley Golf Course with delightful surrounding countryside walks on the doorstep. Beautifully presented throughout, the property offers exceptional family accommodation centred around a stunning open-plan living space incorporating a kitchen with large central island unit, plus dining and sitting areas and with large sliding doors opening onto the private landscaped rear garden. A spacious separate living room provides an ideal retreat, whilst an attractive entrance hallway, porch and downstairs W.C. complete the ground floor. Cont'd over…….

Price Guide: OIEO £550,000

thomas lardner

To the first floor, the impressive principal bedroom benefits from a generous adjoining en-suite shower room, complemented by two further well-proportioned bedrooms and a luxurious family bathroom. Outside, the enclosed landscaped rear garden provides a private setting for entertaining and family enjoyment, together with a substantial garden room/workshop, separate utility outbuilding and a large covered storage area. To the front there is a deep and wide driveway providing plenty of off road parking. Combining stylish modern living with an enviable location, this is an outstanding home that must be viewed to be fully appreciated.

ENTRANCE HALL



DOWNSTAIRS W.C.

LIVING ROOM

25' 4" x 12' 4" (7.72m x 3.76m)

OPEN-PLAN KITCHEN/DINING/LIVING SPACE

28' 8" max x 22' 9" (8.73m x 6.93m)

FIRST FLOOR LANDING

BEDROOM ONE

13' 0" x 12' 10" (3.96m x 3.91m)

EN-SUITE SHOWEER ROOM

10' 4" x 6' 7" max (3.15m x 2.01m)

BEDROOM TWO

12' 10" x 11' 10" (3.91m x 3.60m)

BEDROOM THREE

10' 3" x 6' 0" (3.12m x 1.83m)

FAMILY BATHROOM
9' 7" x 7' 7" (2.92m x 2.31m)

GARDEN ROOM
19' 1" x 11' 4" (5.81m x 3.45m)

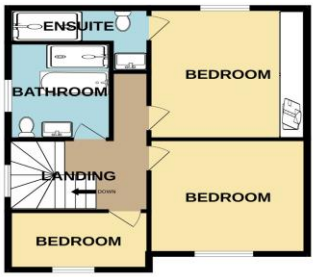
UTILITY/STORE
11' 10" x 7' 6" (3.60m x 2.28m)

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

OUTSIDE

GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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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