



Barrack Hill, Romiley

Freehold

Open plan kitchen dining area • Just a ten minute walk to Romiley high street • Open plan kitchen and dining room • Spacious, sunny, west facing garden • Private courtyard • Spacious lounge with feature fireplace • Large windows with abundant natural light • Two double bedrooms • Built-in wardrobes


JARDINE
ESTATES



Step into this truly inviting two-bedroom cottage, where comfort and style blend seamlessly to create a warm and welcoming home. From the moment you approach the charming brick façade, framed by a neatly kept front garden and colourful flowers, you'll be drawn in by the property's timeless character and modern touches.

Inside, you'll discover two generous reception rooms, each designed to offer its own unique atmosphere. The first living area is centred around a classic fireplace and features elegant parquet wood flooring, complemented by built-in shelving and large windows that flood the space with natural light.

The heart of this home is its beautifully designed open plan kitchen and dining area, which is both functional and inviting. Here, sleek kitchen units, space for appliances and ample counter space make meal preparation a true pleasure.

The stylish breakfast bar is perfect for casual dining, while the wood flooring lends a touch of warmth and sophistication. Large windows and a door offer plenty of natural light and direct access to the garden, encouraging an effortless flow between indoor and outdoor living. Whether you're hosting a lively dinner or enjoying a quiet cup of tea, this space is as practical as it is beautiful.

Both bedrooms are thoughtfully designed to be restful sanctuaries. The principal bedroom boasts a large window for abundant natural light with views towards Kinder Scout. There are built-in wardrobes and space for a king sized bed.

The second double bedroom is cleverly arranged to maximise comfort and storage, making it an ideal space for guests, children, or a home office.

The modern bathroom has sleek tiled walls, a frosted privacy window, a contemporary shower enclosure, and a stylish vanity unit - all set against an airy backdrop of natural light and thoughtful decorative accents.

Step outside and discover the true highlight of this property: its lush and versatile outdoor spaces. Just a few steps away from the private courtyard is the mature rear garden.

A tranquil oasis, offering a spacious lawn, vibrant flowering beds, and charming wooden arches. Multiple patio areas - each with comfortable outdoor seating - invite you to relax, dine alfresco, or simply enjoy the surrounding greenery. Gardening enthusiasts will appreciate the functional greenhouse, while the garden shed offers practical storage solutions.

With Romiley high street just a ten minute stroll away you can enjoy the cafes and bars or perhaps hop on the train into Manchester for a days shopping with friends.

Council Tax band: B

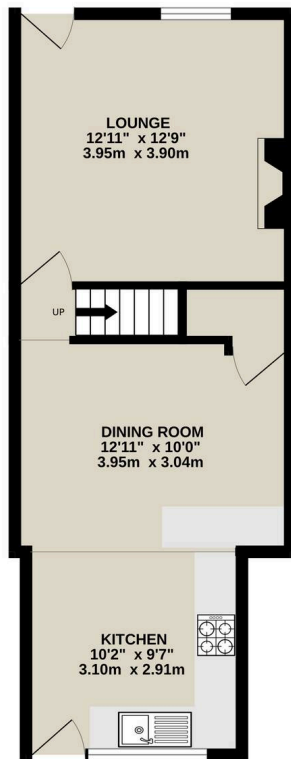
Tenure: Freehold

EPC Energy Efficiency Rating: C

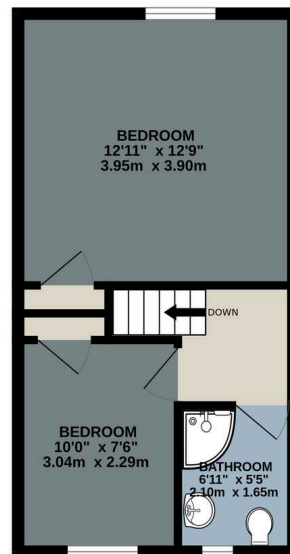
EPC Environmental Impact Rating:



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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