



Barlow Fold Road, Romiley, SK6 4LH

WOW! This stunning and immaculately presented detached family home enjoys a highly sought-after address close to Romiley Golf Club and offers far more extensive accommodation than one might initially expect - ideally suited to a multi-generational or large family. Presented over three floors, the accommodation includes a large entrance hall, ground floor w.c., lounge, sitting room, office, superb open-plan dining kitchen and utility room all the ground floor. To the first floor there are a master bedroom with en-suite bathroom, a second bedroom with en-suite, two further bedrooms and a luxury family bathroom. To the second floor there is a further bedroom with en-suite w.c and a large sitting/play room. Outside.... Cont'd over

Asking Price: £895,000



..... there is ample off-road parking to the front, an integral double garage and an attractive, private rear garden that enjoys a sunny aspect. Tenure: Freehold. Council Tax Band: F. EPC rating: to follow.

ENTRANCE HALL

DOWNSTAIRS W.C.

SITTING ROOM

19' 5" x 9' 7" (5.91m x 2.92m)



LOUNGE

12' 8" x 12' 1" (3.86m x 3.68m)



OFFICE

11' 0" x 6' 6" (3.35m x 1.98m)

OPEN-PLAN DINING KITCHEN

19' 4" x 17' 3" (5.89m x 5.25m)



UTILITY ROOM

9' 1" x 5' 6" (2.77m x 1.68m)

FIRST FLOOR LANDING

BEDROOM ONE

15' 8" x 11' 7" (4.77m x 3.53m)



EN-SUITE BATHROOM

11' 6" x 5' 8" (3.50m x 1.73m)



BEDROOM TWO

14' 3" x 12' 5" max (4.34m x 3.78m)



EN-SUITE SHOWER ROOM

7' 8" x 4' 3" (2.34m x 1.29m)

BEDROOM THREE

11' 4" x 11' 4" (3.45m x 3.45m)



BEDROOM FOUR

10' 0" x 9' 9" (3.05m x 2.97m)

LUXURY BATHROOM

9' 0" x 7' 8" (2.74m x 2.34m)



GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.

SECOND FLOOR LANDING

BEDROOM FIVE

12' 9" x 8' 0" (3.88m x 2.44m)

JACK & GILL EN-SUITE W.C.

LIVING ROOM/BEDROOM SIX

23' 10" x 11' 8" max (7.26m x 3.55m)



INTEGRAL GARAGE

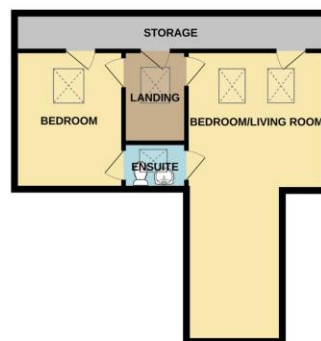
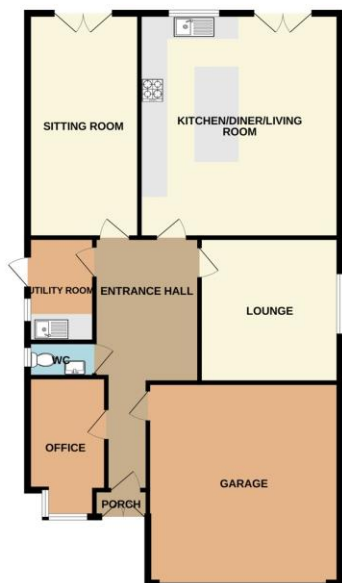
17' 3" x 16' 6" (5.25m x 5.03m)

VIEWING ARRANGEMENTS

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

1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.

2ND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 2667 sq.ft. (247.7 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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