



Barrack Hill, Romiley, SK6 3BA

This is a beautifully presented 4 bedroom detached home that has been sympathetically extended by the present owners. Sitting within a generous sized plot that backs onto fields at the rear. The property features everybody's 'must have' - a large 26ft x 21ft 7in open plan living space and fitted kitchen with a log burner and patio doors that open onto the garden. Additional accommodation comprises: Entrance hall, lounge, utility room, boot room, ground floor WC, 4 good sized bedrooms (one with a dressing area and modern en-suite shower room), modern family bathroom and a staircase that leads to a useful loft room/home office. An enclosed driveway provides plenty of off road parking and there is a large landscaped rear garden and patio and an integral garage.Cont'd over

Price Guide: £650,000



...., Double glazing is installed along with uPVC soffits and fascias etc. and there is gas central heating with a Vaillant boiler. Convenient for Romiley Village and Railway Station and close to local schools, this spacious family home is sure to prove extremely popular. Tenure: Freehold. EPC rating: D. Council Tax Band: E

ENTRANCE HALL

14' 7" x 7' 1" (4.44m x 2.16m)

LOUNGE

12' 10" x 11' 9" (3.91m x 3.58m)



OPEN-PLAN KITCHEN/DINING/LIVING SPACE

26' 0" x 21' 7" (7.92m x 6.57m)



UTILITY ROOM

10' 0" x 7' 9" (3.05m x 2.36m)

BOOT ROOM

8' 8" x 3' 9" (2.64m x 1.14m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

12' 10" x 12' 0" (3.91m x 3.65m)



BEDROOM TWO

12' 0" x 11' 9" (3.65m x 3.58m)



BEDROOM THREE

8' 9" x 8' 10" (2.66m x 2.69m)



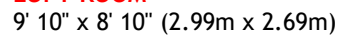
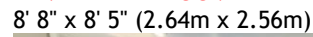
DRESSING ROOM

8' 10" x 8' 2" widest points (2.69m x 2.49m)

8' 1" x 3' 3" (2.46m x 0.99m)

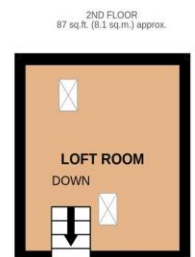


8' 4" x 7' 1" (2.54m x 2.16m)



17' 2" x 8' 0" (5.23m x 2.44m)

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



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 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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