



5b Barlow Fold Road, Romiley, SK6 4LQ

This Delightful character cottage with an array of period features throughout and an opportunity to acquire a truly unique home. Located in a sought after conservation area close to Romiley Golf Course, the cottage offers huge potential and unusually for this style of property has a fabulous large enclosed rear garden. Featuring: Entrance Vestibule, large living room, dining kitchen, utility room with WC and rear sunroom. To the first floor are three bedrooms, one with vaulted ceiling and exposed original beams, Gas central heating is installed and the cottage features exposed beams throughout. An internal inspection is essential to appreciate what is on offer here! EPC rating - TBC

Offers In Excess Of £350,000



ENTRANCE VESTIBULE

5' 0" x 4' 7" (1.52m x 1.40m)

LIVING ROOM

18' 5" x 16' 8" (5.61m x 5.08m)

**BEDROOM TWO**

17' 0" x 14' 7" (5.18m x 4.44m)

**BATHROOM**

13' 9" x 5' 6" (4.19m x 1.68m)

**BEDROOM THREE**

10' 5" x 4' 10" (3.17m x 1.47m)

**OUTSIDE****DINING KITCHEN**

14' 11" x 12' 3" (4.54m x 3.73m)

**REAR HALL**

10' 5" x 9' 0" (3.17m x 2.74m)

UTILITY ROOM / WC

10' 5" x 9' 0" (3.17m x 2.74m)

SUNROOM

9' 3" x 5' 8" (2.82m x 1.73m)

BEDROOM ONE

17' 0" x 14' 7" (5.18m x 4.44m)

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.1ST FLOOR
1164 sq.ft. (108.1 sq.m.) approx.

TOTAL FLOOR AREA: 2418 sq.ft. (224.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 indicative 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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