



## 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

**thomas  
lardner**

**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)



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



**BEDROOM THREE**  
10' 5" x 4' 10" (3.17m x 1.47m)



**OUTSIDE**



**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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, misdescription or omission. Prospective buyers should not rely on the floorplan and should make their own inspection of the property prior to purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or working order. Made with Metropix 6.20

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