



## Barrack Hill, Romiley. SK6 3AZ

STUNNING END TERRACED COTTAGE with stylish contemporary styled accommodation including 3 double bedrooms. The cottage features a large driveway at the rear which will accommodate 2 vehicles in addition to a fabulous enclosed lawned garden with Indian stone patio area. This is a 'ready to move into' home presented to exacting standards. Featuring: living room with a log burner and exposed brick fireplace, dining room which opens into a modern fitted kitchen with granite worksurfaces. To the first floor are 2 double bedrooms and a luxury bathroom with additional shower enclosure and there is a door and stairs leading to the second floor 3rd double bedroom. Close to Romiley Village with its independent shops and railway station this property is sure to prove popular.

EPC Rating C. Council Tax Band B. Tenure Freehold.

Offers In Excess of £310,000





**LIVING ROOM**

13' 0" x 13' 1" (4.87m x 3.98m)



**BEDROOM TWO**

13' 1" x 8' 1" (3.98m x 2.46m)



**OUTSIDE**



**FITTED KITCHEN**

13' 0" x 8' 2" (3.96m x 2.49m)



**BEDROOM THREE**

17' 3" x 13' 2" (5.25m x 4.01m)



**DINING ROOM**

13' 1" x 10' 0" (3.98m x 3.05m)



**MODERN BATHROOM**

10' 0" x 6' 1" (3.05m x 1.85m)



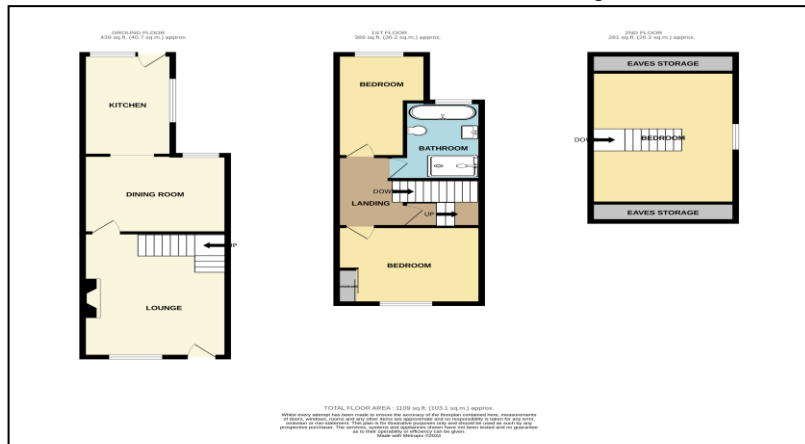
**BEDROOM ONE**

12' 0" x 9' 10" (3.65m x 2.99m)



**VIEWING ARRANGEMENTS**

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



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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