



## Barlow Fold, Romiley, SK6 4LQ

This period cottage is full of character and is located in one of the area's premier conservation areas close to Romiley Golf Club and within walking distance of Romiley Village. Offered with no onward chain, the cottage has been fully renovated, is beautifully presented throughout and is sure to create much interest. Featuring: Living room with feature living flame gas fire, conservatory overlooking the garden, modern dining kitchen, additional ground floor luxury wet room, two double bedrooms to the first floor along with a modern shower room. Outside is an enclosed rear garden with access to a brick-built store. Tenure: Freehold. EPC rating D. Council Tax Band: D.

Price Guide: £350,000





### CONSERVATORY

12' 0" x 8' 2" (3.65m x 2.49m)



### LIVING ROOM

15' 10" x 12' 2" (4.82m x 3.71m)



### DINING KITCHEN

15' 2" x 9' 0" (4.62m x 2.74m)



### INNER HALL

7' 10" x 5' 1" max (2.39m x 1.55m)

### WETROOM

7' 0" x 4' 6" max (2.13m x 1.37m)



### BEDROOM TWO

15' 3" max x 9' 2" (4.64m x 2.79m)

### SHOWER ROOM

9' 5" x 5' 4" (2.87m x 1.62m)



### FIRST FLOOR LANDING

### BEDROOM ONE

13' 2" x 12' 2" (4.01m x 3.71m)



### OUTSIDE



### VIEWING ARRANGEMENTS

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



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