ON THE MOVE
PROPERTY BOUTIQUE

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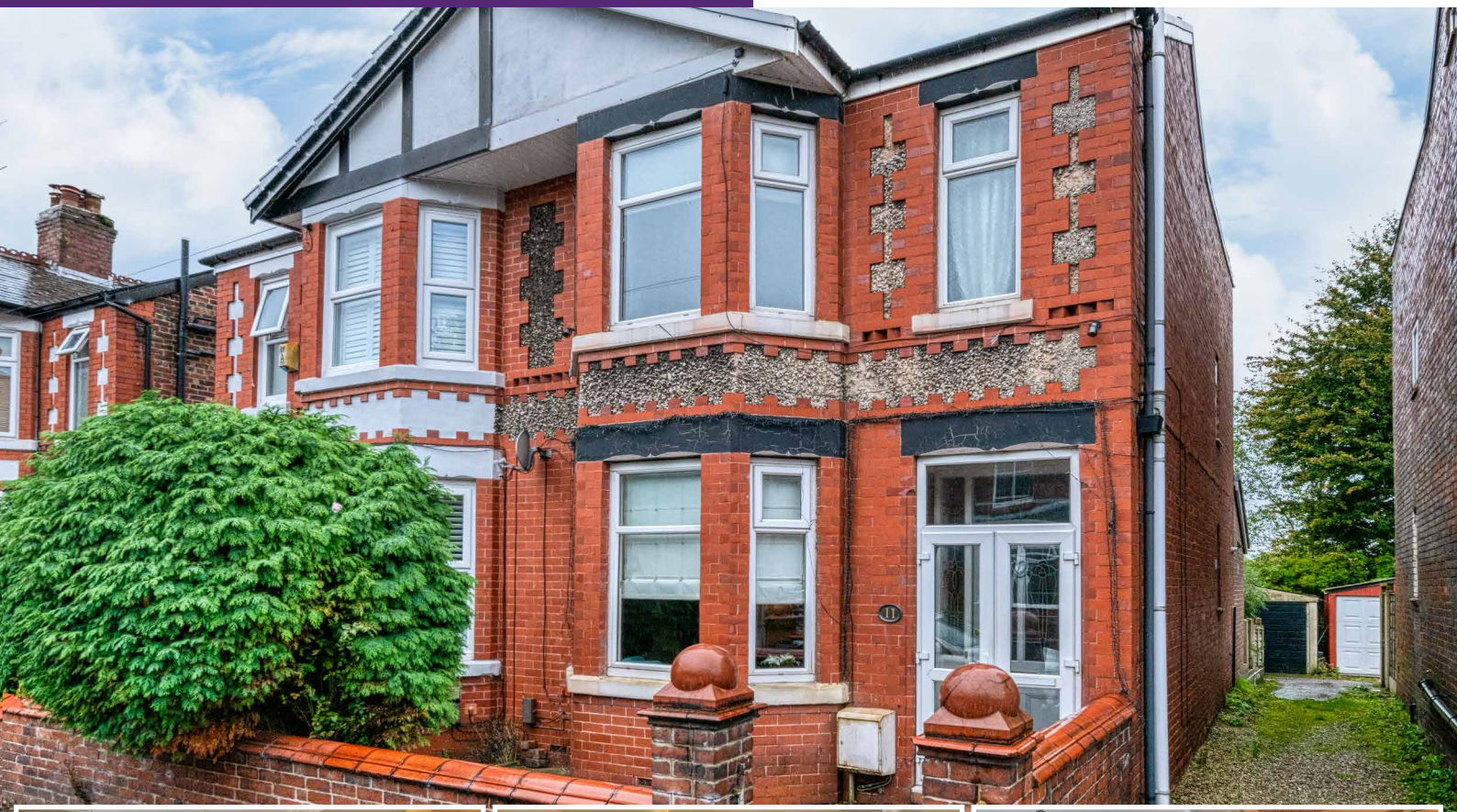

CARLTON AVENUE

- Romiley -

Welcome to Carlton Avenue, a stunning Edwardian home with lots of potential and original features.

Within easy walking distance of both Romiley village, the train station and access to fabulous countryside, Carlton Avenue is in a fantastic spot.

KEY POINTS

- Period Property
- Three double bedrooms
- Two large reception rooms
- Sunny rear garden
- Downstairs wc
- Walking distance into Romiley village
- Close to Romiley train station with direct links into Manchester

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Set back from the road this much-loved family home has a small front garden, plus side access to the rear garden for muddy bikes and dogs.

On entrance there is a handy porch to shake off your coat and then enter the grand hallway, with its high ceilings and original features.

Turn left where your open plan dining and sitting room awaits, the gorgeous bay window in the sitting room adds character and gives you a view over the front garden. You can enjoy a quiet night in here watching the latest film or escape from the hum drum of the rest of the house with a good book.

The dining room has ample space for a large family gathering with a feature fireplace adding atmosphere. There is a conveniently located ground floor wc - ideal for visiting guests and little ones before you enter the kitchen.

The large kitchen gives you a vast array of storage options, plus work top space for the preparation of Christmas dinner for all the family. You have all the required appliances plus access to the rear garden and a handy boot room leading to the back door.

Climb the stairs to the first floor where you have three double bedrooms and a family bathroom.

The principal bedroom to the front has a gorgeous bay window which matches the living room and built in cupboards, this is the ideal place to enjoy some peace and quiet, you own place for tranquil moments.

The second bedroom is equally as large as the principal with views over the rear garden, you can have the luxury of a king-sized bed and acres of space for wardrobes.

Your third bedroom has views over the rear garden and again is a great proportion. There will be no arguments over bedrooms between the children, if you don't need three, one would make an ideal office.

The fitted family bathroom is an all-white suite with a shower over the bath for busy mornings.

The rear garden has plenty of space for kicking a football and a sunny patio for BBQ parties with friends and families.

Where it is

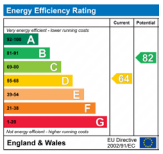
Carlton Avenue is in a good location between Romiley and Werneth Low. You can wander into Romiley where you will find a range of independent shops, cafes with pavement seating, a Sainsbury's local for all the essentials and restaurants for a Friday night out, without having to venture too far.

Perfect country walks from your doorstep along the canal and Chadkirk can be easily accessed. If you need Manchester city centre for work or fancy heading to bright lights for shopping or a night out, the railway station is a short walk away and you will be there in under 30 minutes.

The motorway network is within easy reach so accessing the Northwest or Manchester airport for work or pleasure by car is also easy.

TECHNICAL DETAILS

- Freehold
- Council tax band: C
- Boiler location – Kitchen
- Boiler Type: Gas Combi
- Boiler Serviced: 16/05/2023
- On street parking
- Loft: Boarded/ Ladder & Light



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