



Carlton Avenue, Romiley

 JARDINE
ESTATES



Carlton Avenue

Romiley, Stockport

As you step inside this beautiful period home you are greeted by its charm and character which is seamlessly combined with modern comforts.

Upon entering, you are welcomed into a lovely hallway, the perfect place to shed wet coats and shoes after a busy day at work or a day exploring the nearby countryside.

From here, you are drawn into the spacious lounge which is flooded with light from the beautiful bay window. A great space for you to enjoy a cosy film night or an evening of board games with the family.





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One of the standout features of this property is the open plan kitchen and family living space with the added luxury of the large conservatory flooding this area with natural light and offering a peaceful retreat to enjoy the views of the family garden.

The fully fitted kitchen, equipped with integrated appliances including a fridge/freezer, washing machine, dishwasher, and microwave offers a culinary haven.

The open plan space has ample room for a dining table where meals can be shared, as well as a comfortable sofa for relaxing.







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Heading upstairs, you will see that the first floor is also well designed for families in mind.

The principal suite is light and bright with fitted wardrobes providing the all important storage as well as a built in area for your TV.

This room really does offer the perfect retreat at the end of the day. The fully refurbished ensuite shower room gives you the perfect haven to retreat to.





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The second double bedroom, is just as light and spacious and fits all the required bedroom furniture with ease.

The third double bedroom over looking the rear garden provides ample space for all your family's needs and is currently a spacious child's room. Across the landing is the fourth bedroom and is equally spacious with room for a double bed and wardrobes.

The fifth and final room makes a perfect office, it could also be used as a nursery or dressing room.

Completing the first floor, is the spacious, newly refurbished family bathroom, with a luxurious bath and shower above for busy mornings.

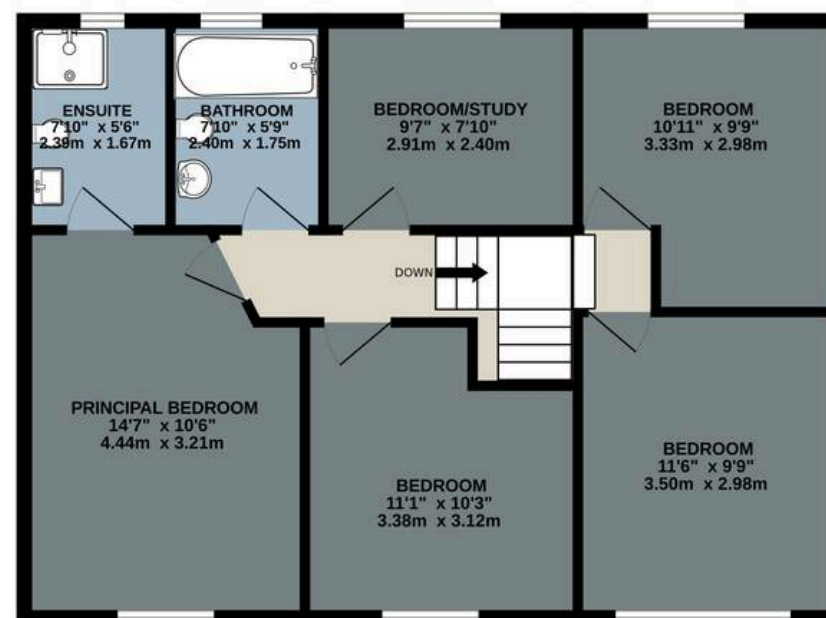




GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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, omission or mis-statement. This plan is for illustrative 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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The garden, it's the perfect spot for outdoor gatherings, family BBQs, or simply unwinding after a long day. Let the kids run around and play while you sit back and relax in your own private oasis.

You are a short stroll away from Romiley village with its fabulous facilities including a small theatre, an array of independent shops, a Sainsburys, local fruit and veg, bars, cafes and restaurants. Romiley Park is also on your doorstep and is a well-loved neighbourhood park, with a play area and a small football pitch for the more active and seating available to enjoy the lovely flower beds for those looking for a more tranquil visit.

Romiley railway station is less than 10 minutes walk away giving you direct access into Manchester in under 20 minutes for business or pleasure. Werneth Low and Etherow County Park are also within a few minutes' drive or a 30-minute stroll away with the fabulous countryside right on your doorstep to enjoy. The M60/M56 motorways and Manchester Airport are also close by making commuting and travelling further afield easy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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