Carlton Avenue, Romiley, SK6 4EQ

THE PERFECT COMBINATION - a sought-after bay fronted semi-detached house in a sought-after area of Romiley and although well cared for, the property offers great potential to be modernised and extended to form a superb family home (subject to appropriate consent). The accommodation currently includes an entrance hall, two separate reception rooms, a kitchen, three bedrooms, shower room and separate w.c. Outside there is a long driveway extending down the side of the property and a good sized, colourful rear garden. Tenure: Long Leasehold. Council Tax Band: D. EPC rating: To follow.

Price Guide: £350,000

thomas lardner

ENTRANCE HALL
13' 4" x 6' 4" (4.06m x 1.93m)

RECEPTION ONE
13' 2" into bay x 11' 8" (4.01m x 3.55m)

RECEPTION TWO
12' 0" x 11' 8" (3.65m x 3.55m)

FITTED KITCHEN
13' 10" x 8' 0" narrowing to 6'4" (4.21m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE
14' 4" into bay x 10' 8" (4.37m x 3.25m)

BEDROOM TWO
11' 2" x 10' 8" (3.40m x 3.25m)

BEDROOM THREE
7' 6" x 7' 0" (2.28m x 2.13m)

SHOWER ROOM
7' 4" x 5' 4" (2.23m x 1.62m)

W.C.

OUTSIDE

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