



## Oak Avenue, Romiley, SK6 4DN

Renovated to exacting standards and beautifully presented throughout, this period property is found in a sought after cul-de-sac location in the heart of Romiley Village. Close to Romiley Primary School and Railway Station this property offers spacious accommodation with a lovely mix of period features, whilst still incorporating modern family living. Featuring: Entrance hall, lounge with feature fireplace, dining room, ground floor WC, stunning fitted kitchen with integrated fridge/freezer, dishwasher, oven and induction hob. To the first floor are 3 good sized bedrooms and luxury bathroom. Gas central heating with ground floor Cast Iron Radiators is installed, along with uPVC Sash double glazing. Outside there is a front garden and paved rear patio garden with storage shed.

Council Tax: Band C, Tenure: Leasehold. 999 Years  
EPC Rated TBC.

Asking price of £359,950



**LIVING ROOM**

11' 10" x 11' 5" (3.60m x 3.48m)

**DINING ROOM**

12' 9" x 11' 10" (3.88m x 3.60m)

**KITCHEN**

12' 9" x 9' 3" (3.88m x 2.82m)

**MASTER BEDROOM**

14' 6" x 11' 11" (4.42m x 3.63m)

**BEDROOM TWO**

11' 8" x 10' 6" (3.55m x 3.20m)

**BEDROOM THREE**

10' 2" x 7' 4" (3.10m x 2.23m)

**LUXURY BATHROOM**

7' 4" x 6' 9" (2.23m x 2.06m)

**OUTSIDE****VIEWING ARRANGEMENTS**

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

EPC Rating - TBC

Tenure - Leasehold 999 Years

Council Tax Band - 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.

T709 Printed by Ravensworth 01670 713330