



## Oak Avenue, Romiley, SK6 4DN

Renovated to exacting standards & beautifully presented throughout, this period property is found in a sought after cul-de-sac location in the heart of Romiley Village Romiley. Spacious accommodation with a lovely mix of period features whilst still incorporating modern family living. Featuring: hall, lounge with feature fireplace, dining room, g floor WC, stunning fitted kitchen with integrated fridge/freezer, dishwasher, oven & induction hob. To the first floor are 3 good sized beds & luxury bathroom. Gas central heating is installed with ground floor Cast Iron Radiators along with uPVC Sash double glazing. Front garden & paved rear patio garden with storage shed. Oak Avenue enjoys a 'residents parking scheme' & permits can be applied for from the local council. Tenure: Leasehold with 900 years remaining. Council Tax Band C. Energy Rating: D.

Price Guide: £350,000





**ENTRANCE HALL**  
11' 11" x 3' 11" (3.63m x 1.19m)

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

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

**FITTED KITCHEN**  
12' 9" x 9' 3" (3.88m x 2.82m)



**BEDROOM ONE**  
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)

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

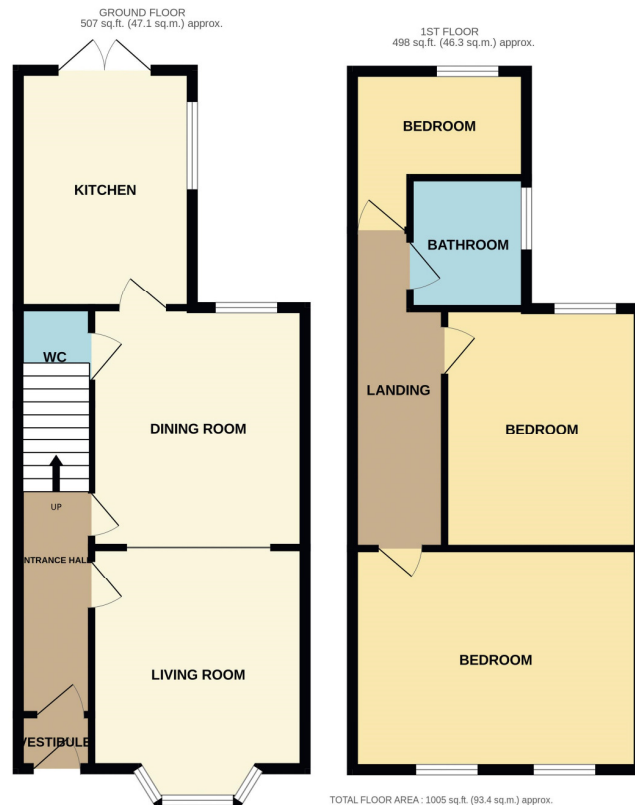


**OUTSIDE**



**VIEWING ARRANGEMENTS**

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2023

Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

1709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
0161 494 5136  
enquiries@thomaslardner.com  
www.thomaslardner.com