



11 Oak Avenue, Romiley, SK6 4DN

This truly spacious period bay-fronted family home enjoys a central Romiley location close to all the facilities and railway station and within the catchment area for Romiley Primary and Marple Hall Secondary schools. The accommodation has just been re-wired and re-plastered throughout and is ready for someone to make their own mark and create a superb family home. The accommodation includes an entrance hall, lounge, dining room, kitchen, rear hall/utility, cellar rooms, **THREE ENORMOUS BEDROOMS** (the master being to the second floor with an en-suite shower room and walk-in wardrobes) and there is also a large family bathroom. Outside there is an enclosed rear garden and parking to the front is reserved for local residents.

Tenure: Freehold. Council Tax Band: B. EPC rating: C

Price Guide: £365,000



ENTRANCE HALL

15' 3" x 3' 8" (4.64m x 1.12m)

LOUNGE

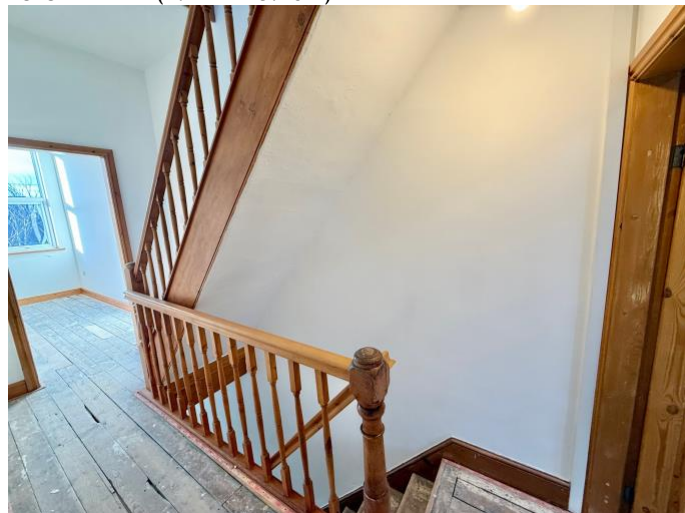
14' 9" into bay x 12' 1" (4.49m x 3.68m)

**CELLAR ROOM TWO**

12' 2" x 10' 7" (3.71m x 3.22m)

FIRST FLOOR LANDING

15' 8" x 12' 4" (4.77m x 3.76m)

**DINING ROOM**

13' 1" x 12' 2" (3.98m x 3.71m)

**BEDROOM TWO**

15' 9" x 12' 3" (4.80m x 3.73m)

**KITCHEN**

12' 0" x 10' 2" (3.65m x 3.10m)

**BEDROOM THREE**

12' 4" x 10' 4" (3.76m x 3.15m)

**REAR HALL/UTILITY**

9' 7" x 3' 10" (2.92m x 1.17m)

CELLAR ROOM ONE

12' 4" x 12' 2" (3.76m x 3.71m)

FAMILY BATHROOM

9' 7" x 7' 0" (2.92m x 2.13m)



SECOND FLOOR LANDING

BEDROOM ONE
15' 7" x 10' 6" (4.75m x 3.20m)



EN-SUITE SHOWER ROOM
8' 1" x 5' 4" (2.46m x 1.62m)



WARDROBE/STORAGE
7' 8" x 5' 0" (2.34m x 1.52m)

WARDROBE/STORAGE
7' 8" x 4' 5" (2.34m x 1.35m)

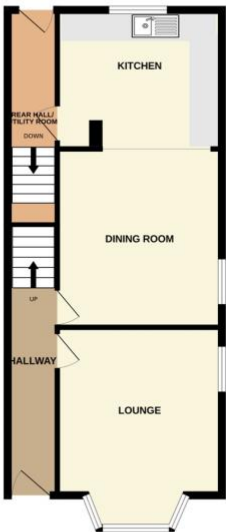
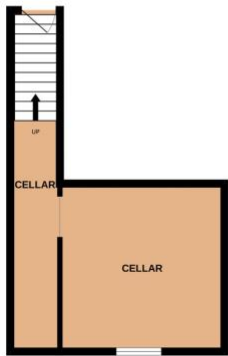
VIEWING ARRANGEMENTS
Appointment is strictly by appointment with Thomas Lardner
Romiley Office - telephone number 0161 494 5136.

BASEMENT
239 sq.ft. (22.2 sq.m.) approx.

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 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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