



## Highfield Avenue, Romiley, SK6 3DA

This beautifully presented THREE BEDROOM semi-detached house enjoys a long and attractive rear garden with patio areas, lawns and two substantial timber garden stores. The property benefits from a first floor shower room in addition to a ground floor utility room/wc and also offers a living room and a modern fitted dining kitchen. Completing the picture is a colourful front garden, and a long driveway that extends beyond a car-port into the rear garden. Highfield Avenue is well placed for access to local primary and secondary schools along with local shops and facilities all within walking distance. The open countryside of the River Goyt valley can be accessed nearby providing beautiful walks and recreation space.

Tenure: Freehold. Council Tax: B. EPC rating: tbc.

Price Guide: £280,000

## ENTRANCE HALL

## LOUNGE

13' 3" x 13' 1" (4.04m x 3.98m)

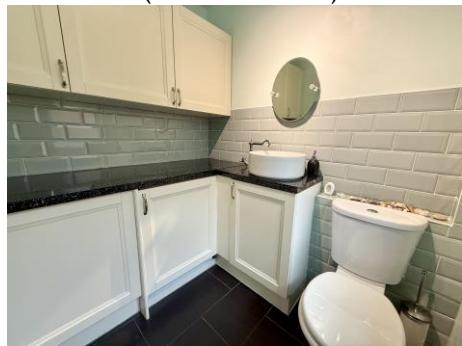
## INNER HALL

## KITCHEN

11' 6" x 9' 6" (3.50m x 2.89m)

## UTILITY/DOWNSTAIRS W.C.

6' 6" x 5' 5" (1.98m x 1.65m)



## FIRST FLOOR LANDING

## BEDROOM ONE

10' 5" x 10' 1" (3.17m x 3.07m)



## BEDROOM TWO

11' 4" x 8' 5" (3.45m x 2.56m)



## BEDROOM THREE

8' 4" x 7' 8" (2.54m x 2.34m)



## OUTSIDE



## SHOWER ROOM

6' 0" x 5' 9" (1.83m x 1.75m)



## VIEWING ARRANGEMENTS

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



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