



## Park Avenue, Romiley. SK6 4PF

Properties like this do not enter the market often! This highly Sought after location, within 'a stones throw' to Romiley Village and falls in the catchment area for Romiley Primary School. This traditional bay fronted, three bedroom semi detached property has had recent modernisation throughout, offering 'move in accommodation' and sought after open plan living / kitchen area. The property offers great potential for the next owner, offering a good sized plot with room for extension. (subject to planning permission) Featuring: Entrance hall with stained glass, original front door, living room, dining area with large open plan kitchen with central island, access to the utility area and spacious attached garage. To the first floor are three superb bedrooms and traditional style bathroom. The property is double glazed throughout updated in 2022 and boiler replaced in 2021. Outside there is a driveway for two vehicles leading to the attached garage and to the rear is a generous sized enclosed, 'South Facing' rear garden. Tenure Freehold. Council Tax Band C. EPC TBC

Offers In Excess of £425,000



## ENTRANCE HALL

## LIVING ROOM

12' 4" x 11' 10" (3.76m x 3.60m)



## DINING KITCHEN

18' 10" x 12' 4" (5.74m x 3.76m)



## UTILITY ROOM

## ATTACHED GARAGE

## MASTER BEDROOM

12' 4" x 11' 10" (3.76m x 3.60m)



## MODERN FAMILY BATHROOM

8' 7" x 5' 1" (2.61m x 1.55m)



## BEDROOM TWO

11' 5" x 10' 8" (3.48m x 3.25m)

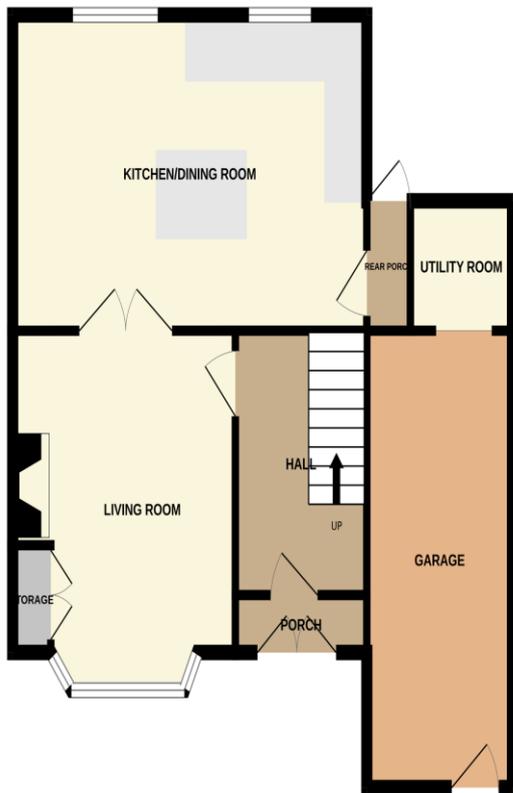


### BEDROOM THREE

8' 7" x 5' 1" (2.61m x 1.55m)



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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