



30 Oak Avenue, Romiley, SK6 4DN

This large 4/5 bedroom period semi detached home is located on a popular cul-de-sac in the heart of Romiley Village enjoying a driveway, garage and attractive rear garden along with residents-only street parking. The property couldn't be better placed to access to the village centre along with railway station, primary school, park and it is also in the catchment for Marple Hall Secondary School. Full of original features the accommodation is well presented and laid out over four levels including: Large reception hall, lounge with feature fireplace, dining room with a log burner, modern fitted kitchen, useful utility room and a large family room/bedroom 5 to the lower ground floor with an adjoining study/storage room.... Cont'd over

Price Guide: Offers Over £525,000



...., On the first floor are two double bedrooms, a large family bathroom with roll top bath and an additional modern shower room. There are two further double bedrooms to the second floor. A good sized, enclosed rear garden enjoys a welcome degree of privacy and there are patio seating areas and a large garden room. A driveway provides off road parking and there is a 16ft garage. All in all this is a superb family home that must be viewed to be fully appreciated! Tenure: Freehold. Council Tax Band: D. EPC rating: E.

ENTRANCE HALL

27' 10" x 5' 4" (8.48m x 1.62m)



LOUNGE

16' 6" x 11' 10" (5.03m x 3.60m)

DINING ROOM

13' 4" x 10' 8" (4.06m x 3.25m)



KITCHEN

14' 5" x 8' 10" (4.39m x 2.69m)



UTILITY ROOM

8' 4" x 5' 4" (2.54m x 1.62m)

LOWER GROUND FLOOR HALL

FAMILY ROOM

12' 8" x 10' 8" (3.86m x 3.25m)



STORAGE ROOM

9' 0" x 3' 5" (2.74m x 1.04m)

FIRST FLOOR LANDING

BEDROOM ONE

16' 4" x 13' 8" (4.97m x 4.16m)

BEDROOM TWO

13' 4" x 10' 8" (4.06m x 3.25m)

FAMILY BATHROOM

8' 8" x 8' 6" (2.64m x 2.59m)

ADDITIONAL SHOWER ROOM

5' 8" x 5' 6" (1.73m x 1.68m)

SECOND FLOOR LANDING

BEDROOM THREE

16' 0" x 8' 4" (4.87m x 2.54m)

BEDROOM FOUR

14' 6" x 10' 8" (4.42m x 3.25m)

GARDEN ROOM

16' 9" x 11' 9" (5.10m x 3.58m)

GARAGE

16' 0" x 8' 10" (4.87m x 2.69m)

OUTSIDE

VIEWING ARRANGEMENTS

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



TOTAL FLOOR AREA: 1788 sq. ft. (165.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footcubed 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 architect, suppliers and specialist shown have not been tested and no guarantee as to their operability or efficiency can be given.

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