



## Carlton Avenue, Romiley. SK6

**SIMPLY STUNNING!** This thoughtfully designed, period bay-fronted semi-detached home, is located just a short walk from Romiley Village and in the catchment area for Romiley Primary school and Marple Hall Secondary School. The property benefits from a ground floor extension which has provided a superb open plan dining/living/kitchen with breakfast island, and an additional living room with ornate feature fireplace. The stunning stained glass front door leads to a spacious entrance hall. Upstairs there is a spacious landing, three double bedrooms (master with fitted wardrobes and cast iron radiator) and a stunning shower room with brushed brass fittings. The property is set behind a small walled garden and there is a rear garden which enjoys the afternoon and evening sun.

EPC rating TBC. Council Tax Band C. Tenure Leasehold.

**Offers In Excess of £385,000**



**LIVING ROOM**

11' 6" x 12' 5" (3.50m x 3.78m)

**BEDROOM ONE**

12' 2" x 10' 5" (3.71m x 3.17m)

**SHOWER ROOM**

9' 0" x 4' 7" (2.74m x 1.40m)

**KITCHEN / LIVING / DINING**

20' 1" x 16' 10" (6.12m x 5.13m)

**BEDROOM TWO**

12' 2" x 11' 8" (3.71m x 3.55m)

**OUTSIDE****BEDROOM THREE**

10' 6" x 7' 7" (3.20m x 2.31m)

**VIEWING ARRANGEMENTS**

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

EPC Rating - TBC  
TENURE - Leasehold  
Council Tax Band - C



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

T709 Printed by Ravensworth 01670 713330



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