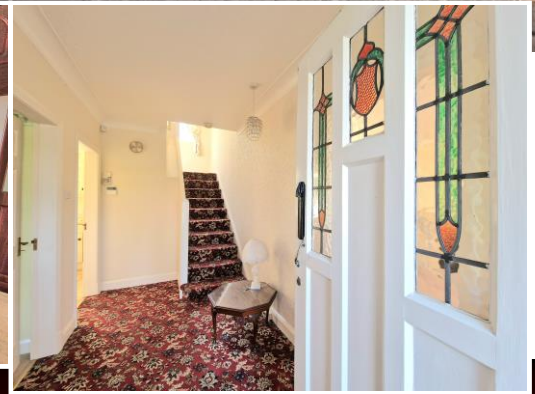




Carlton Avenue, Romiley. SK6 4EG

This handsome, period home is full of charm and character, offering beautifully symmetrical and well proportioned accommodation that's perfect for modern family living. With four generous bedrooms and two bathrooms, the property provides an excellent balance of space, style, and practicality. Lovingly maintained over the years, the home would now benefit from some cosmetic updating, presenting a fantastic opportunity for buyers to personalise and add value while creating their ideal family home. Occupying a prime position in one of Romiley's most desirable locations, the property is conveniently placed for excellent schools, local amenities, and transport links. Properties of this calibre, in such a prestigious setting and offering so much potential, rarely remain on the market for long.

Council Tax Band F. Tenure Freehold. EPC TBC.

Offers In Excess of £545,000



19' 0" x 12' 0" (5.79m x 3.65m)



11' 11" x 11' 11" (3.63m x 3.63m)



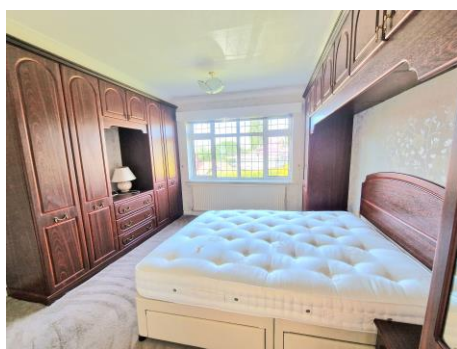
12' 1" x 10' 1" (3.68m x 3.07m)



10' 0" x 4' 1" (3.05m x 1.24m)

5' 2" x 3' 5" (1.57m x 1.04m)

12' 1" x 11' 11" (3.68m x 3.63m)



10' 0" x 7' 4" (3.05m x 2.23m)



12' 1" x 8' 11" (3.68m x 2.72m)



12' 0" x 6' 9" (3.65m x 2.06m)



8' 9" x 6' 4" (2.66m x 1.93m)

10' 0" x 6' 8" (3.05m x 2.03m)



OUTSIDE



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.

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