



## 54 Carlton Avenue, Romiley, SK6 4EQ

Beautifully extended and exceptionally well presented, this impressive bay fronted semi-detached family home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families seeking both style and practicality. The heart of the home is the superb open-plan dining kitchen, thoughtfully designed to create a sociable living space perfect for everyday family life and entertaining alike. Complementing this are a comfortable lounge and separate sitting room, offering flexible reception space to suit a variety of lifestyles. A useful utility room and downstairs WC add further convenience. To the first floor are three well-proportioned bedrooms together with a luxurious.... Cont'd over

Price Guide: Offers Over £535,000





luxurious family bathroom finished to a high standard. Occupying the entire second floor is the impressive principal bedroom suite, providing a peaceful retreat complete with its own contemporary en-suite shower room. Outside, the property enjoys an attractive, private and enclosed rear garden, ideal for relaxing and entertaining. To the front, a generous block-paved driveway provides ample off-road parking, while the reduced-size garage offers excellent storage space. Offering generous family accommodation, quality fixtures and fittings throughout, and a superb layout designed for modern living, this outstanding home must be viewed internally to be fully appreciated. Tenure: Long Leasehold. Council Tax Band: D. EPC rating: C.

#### ENTRANCE HALL

#### LOUNGE

14' 0" into bay x 12' 0" (4.26m x 3.65m)



#### OPEN-PLAN DINING KITCHEN

21' 9" x 16' 6" (6.62m x 5.03m)



#### SITTING ROOM

9' 3" x 7' 7" (2.82m x 2.31m)



#### UTILITY ROOM

8' 5" x 8' 3" (2.56m x 2.51m)

#### DOWNSTAIRS W.C.

#### FIRST FLOOR LANDING

#### BEDROOM TWO

14' 0" into bay x 11' 2" (4.26m x 3.40m)



#### BEDROOM THREE

11' 10" x 10' 3" (3.60m x 3.12m)

#### BEDROOM FOUR

6' 10" x 5' 10" (2.08m x 1.78m)

#### LUXURY FAMILY BATHROOM

7' 11" x 7' 10" (2.41m x 2.39m)





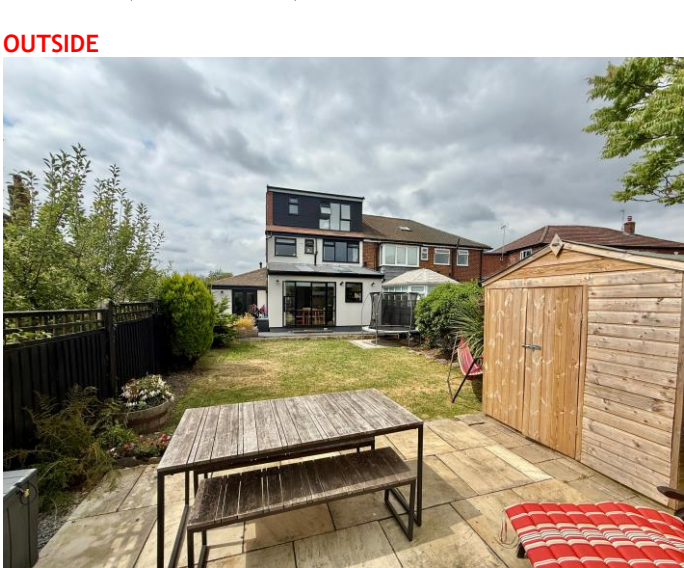
**2<sup>ND</sup> FLOOR MASTER BEDROOM**  
15' 1" x 13' 9" (4.59m x 4.19m)



**EN-SUITE SHOWER ROOM**  
6' 6" x 5' 1" (1.98m x 1.55m)



**ATTACHED STORAGE GARAGE**  
8' 8" x 5' 0" (2.64m x 1.52m)



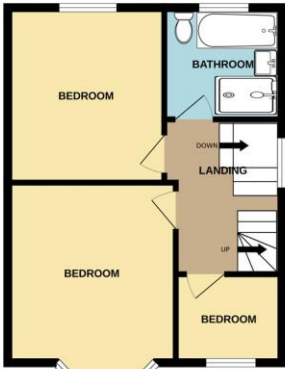
**VIEWING ARRANGEMENTS**

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

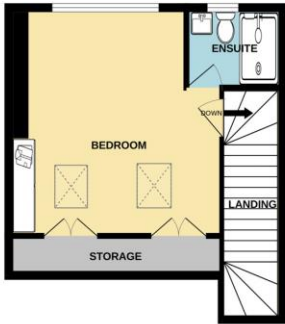
GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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.

Made with Metropix ©2026





Thomas Lardner Estate Agents, which is a trading name of Romiley 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



Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA

0161 494 5136

enquiries@thomaslardner.com

[www.thomaslardner.com](http://www.thomaslardner.com)