



## Carlton Avenue, Romiley. SK6 4EG

BEAUTIFULLY PRESENTED THROUGHOUT! A deceptively spacious, four bedroom semi detached property with an abundance of period features throughout. The property also falls into the catchment area for Romiley Primary and Marple Hall Secondary Schools. Featuring: Entrance vestibule, large hallway, living room with feature fireplace, fabulous open plan kitchen/diner/conservatory, with breakfast island and certain integral appliances. . To the first floor are three good sized bedrooms, master bedroom with ensuite shower room and a further modern family bathroom. To the second floor is another good sized double bedroom with under eaves storage. To the outside of the property is a good sized garden, with a large degree of privacy, with raised seating area, patio, lawn and shed. . Tenure: Freehold. Council Tax Band: D. EPC rating C.

Offers In Excess of £425,000



**LIVING ROOM**

13' 3" x 13' 2" (4.04m x 4.01m)

**ENSUITE SHOWER ROOM**

9' 11" x 3' 10" (3.02m x 1.17m)

**BEDROOM FOUR**

7' 5" x 8' 1" (2.26m x 2.46m)

**BATHROOM**

9' 7" x 4' 1" (2.92m x 1.24m)

**FITTED DINING KITCHEN**

17' 8" x 13' 2" (5.38m x 4.01m)

**BEDROOM TWO**

13' 3" x 10' 0" (4.04m x 3.05m)

**OUTSIDE****CONSERVATORY**

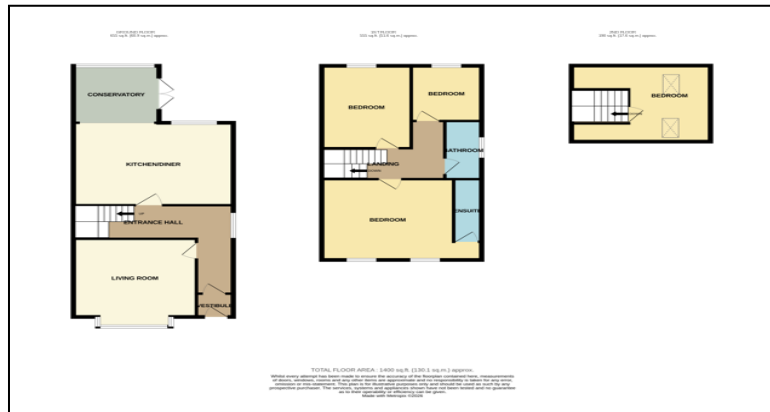
9' 8" x 9' 1" (2.94m x 2.77m)

**BEDROOM THREE**

13' 1" x 11' 0" (3.98m x 3.35m)

**MASTER BEDROOM**

13' 4" x 13' 3" (4.06m x 4.04m)



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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