



## Carlton Avenue, Romiley, SK6 4EQ

This well cared for 3 bedroom semi-detached property is located close to the heart of Romiley Village within the catchment area for both Romiley Primary and Marple Hall Secondary Schools. The slightly extended accommodation needs some updating allowing the eventual purchaser to put their own stamp on this attractive family home. The property offers a spacious entrance hall, downstairs w.c., lounge and separate dining room with an adjoining conservatory, a fitted kitchen, three good sized bedrooms and a large family bathroom. Outside there are gardens to three sides, a large block paved driveway and an attached garage. Tenure: Freehold. Council Tax Band: D. EPC: TBC.

Price Guide: £325,000



**ENTRANCE HALL**

15' 0" x 6' 0" (4.57m x 1.83m)

**DOWNSTAIRS W.C.**

8' 3" x 3' 2" (2.51m x 0.96m)

**LOUNGE**

16' 0" into bay x 12' 0" (4.87m x 3.65m)

**DINING ROOM**

12' 0" x 10' 0" (3.65m x 3.05m)



**CONSERVATORY**

8' 6" x 7' 6" (2.59m x 2.28m)



**FITTED KITCHEN**

11' 0" x 10' 8" max (3.35m x 3.25m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14' 0" x 11' 0" (4.26m x 3.35m)



**BEDROOM TWO**

12' 0" x 9' 11" (3.65m x 3.02m)



**BEDROOM THREE**

9' 0" x 7' 10" (2.74m x 2.39m)

**BATHROOM**

8' 6" x 7' 10" (2.59m x 2.39m)



**GARAGE**

18' 0" x 9' 8" (5.48m x 2.94m)

**OUTSIDE**



**VIEWING ARRANGEMENTS**

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



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