



## Oak Avenue, Romiley, SK6 4DN

A beautifully presented and surprisingly spacious family home situated in the heart of Romiley Village centre close to numerous local facilities and the railway station but also just a short walk from attractive canal-side walkways and open countryside. The accommodation is presented on three floors and includes an entrance hall, lounge, dining room and superb, extended kitchen to the ground floor, a landing, two double bedrooms and a family bathroom to the first floor and a second landing, two further bedrooms and a shower room to the second floor. In addition, there is a useful cellar. Outside the property is set behind a small colourful garden with a larger, enclosed paved garden to the rear. Energy Performance Rating: E. Council Tax Band: B. Tenure: Freehold.

Price Guide: £365,000



### ENTRANCE HALL

15' 4" x 3' 7" (4.67m x 1.09m)

### LOUNGE

14' 9" into bay x 11' 7" (4.49m x 3.53m)

### OPEN-PLAN DINING ROOM

13' 9" x 12' 7" (4.19m x 3.83m)



### KITCHEN

15' 9" x 9' 6" (4.80m x 2.89m)



### CELLAR

16' 0" max x 12' 3" (4.87m x 3.73m)

### FIRST FLOOR LANDING

### BEDROOM ONE

15' 9" x 12' 3" (4.80m x 3.73m)



### BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m)



### FAMILY BATHROOM

9' 8" x 7' 1" (2.94m x 2.16m)



**SECOND FLOOR LANDING**



**BEDROOM FOUR**

13' 4" x 10' 4" plus recess (4.06m x 3.15m)



**BEDROOM THREE**

10' 2" x 8' 1" (3.10m x 2.46m)



**SHOWER ROOM**

7' 6" x 5' 4" (2.28m x 1.62m)

**VIEWING ARRANGEMENTS**

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

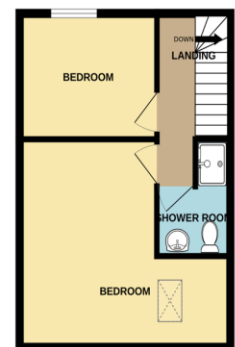
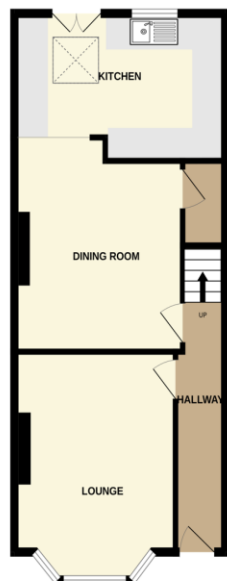
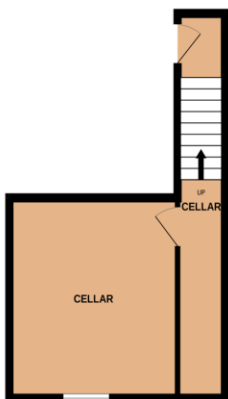
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BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.  
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