

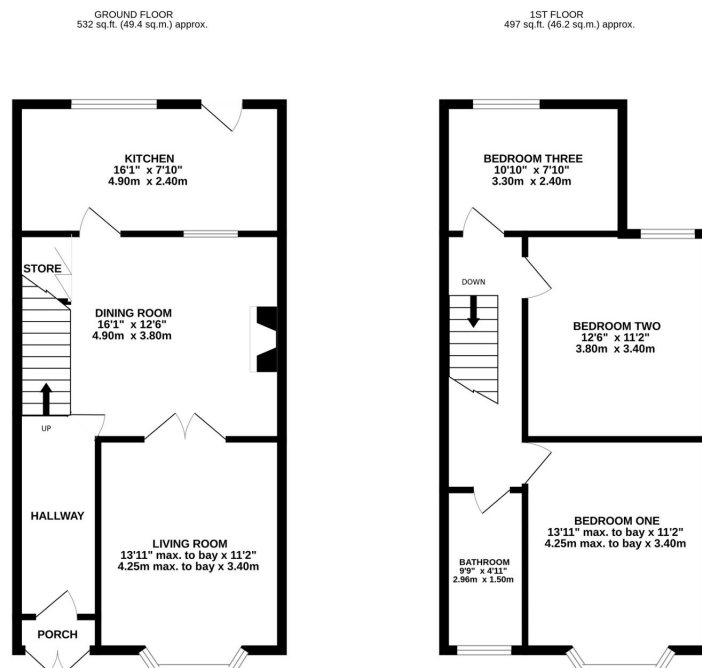
## Carlton Avenue, Romiley

£350,000

3 1 2



- BEAUTIFULLY PRESENTED PERIOD HOME
- CATCHMENT FOR ROMILEY PRIMARY SCHOOL | FEEDER SCHOOL FOR MARPLE HALL
- MULTI FUEL BURNER
- STORAGE GARAGE TO REAR
- VIDEO TOUR AVAILABLE UPON REQUEST
- CENTRAL VILLAGE LOCATION WITH VIEWS OVER ROMILEY PARK
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WESTERLY FACING REAR GARDEN | ACCESS TO ROMILEY PARK
- QUOTE PROPERTY REF ND0151



NIKKI DAVIES, POWERED BY EXP  
TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 a guide for the 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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**Welcome to Carlton Avenue; a spacious and beautifully presented period home overlooking the park and ideally situated close to Romiley village with a great selection of cafés, bars and shops.**

Oozing with kerb appeal on the outside, you'll find just the right mix of traditional period décor and modern features on the inside. Think high ceilings, cornicing and bay windows – combined with ultra-stylish contemporary (and family friendly) modern conveniences.

**PROPERTY ADDRESS: 25 Carlton Avenue, Romiley SK6 4EG**

The entrance hall is a bright and welcoming space leading to the first of two reception rooms; the dining area with the 'must have' wood burner set centre stage in an attractive tiled recess. Double doors lead to the living room situated to the front with a large bay window; the perfect space for the family to relax in by day or of an evening.

The kitchen is modern and sleek with an abundance of storage with grey wall and base units and wood textured laminate worksurfaces. Integrated appliances include double oven and induction hob, dishwasher and washer/dryer plus space for a full height fridge freezer.

From the kitchen, head out to the rear garden which is mainly lawn with a decked patio immediately outside the back door. The garden faces west so you will be able to enjoy every last second of the sun as it sets on a warm summer evening. Beyond the back gate is the park with a well-equipped playground ideal for younger children and it's a very pleasant alternative walking route into Romiley village.

There is a sizeable storage garage to the rear of the property and a passageway for access which is shared with the neighbouring property (not suitable for cars but adequate width for motorbikes/bikes/mobility scooters). Parking is not allocated but there's plenty available on the street itself.

To the first floor, there are three beautifully appointed bedrooms, two of which are doubles. The master bedroom overlooks the front aspect and benefits from a large bay window whilst bedrooms two and three enjoy views of Romiley park and across to hills in the distance.

The family bathroom is situated to the front of the house and has a bath with shower, basin within vanity unit, WC. The floors are tiled with panelling to the walls.

The loft is spacious, part boarded and insulated and accessed via a hatch on the landing.

***In our view, this is a truly versatile property offering the very best of traditional and contemporary styling, ideal for professionals or families keen to make the most of all that Romiley has to offer.***

Tenure: Freehold. Please note the land in this title is subject to a perpetual yearly rentcharge of £2.50.

Council Tax: Stockport Council Band C | Energy Efficiency Rating: D

Catchment School: Romiley Primary School is now part of a multi academy Trust with Marple Hall School and from September 24, will therefore become a feeder school.

Utility Providers: Gas/Electric – British Gas EON; Water – United Utilities; Telephone/Broadband/TV – Sky fibre

Parking: On Street. Parking is plentiful on the street and has never been a problem for the owners in the 15 years they have lived here.

## Life In Romiley

Those commuting by train enjoy regular services to Manchester Piccadilly in around 25 minutes and for those travelling by car, head towards Bredbury for the M60. Buses run regularly into Stockport and there's a circular service covering Romiley, Marple and Bredbury.

In recent years, Romiley, locally known as 'the village', has welcomed numerous independent retailers, cafes, bars and restaurants giving residents superb choice for their leisure time. The Romiley village market takes place the first Saturday of every month and local artisan traders offer fresh produce and crafts and there are community organised events taking place throughout the year.

The Life Leisure centre complex boasts a gym and exercise studio and benefits from a superb 25m swimming pool. Romiley has its own independent theatre. The Forum showing an exciting and varied programme all year round.

There is an abundance of green space and Romiley Park has a lovely playground with far reaching views of the surrounding hills.