



£260,000
Highfield Avenue, Romiley, SK6 3DA

Number 10 Highfield is going to be an attractive proposition for a variety of reasons. Maybe, the off road parking will appeal? Perhaps the tasteful presentation? The open kitchen dining area to the rear? The bonus of a downstairs w.c.? We think the good size garden is going to appeal.

Walk up the concrete imprinted driveway to the front door which is set beneath a canopy. Step into the vestibule where the stairs lead ahead to the first floor. Step through the door to the left into the Living Room a good size, light and airy room, the focal point being the fire place with inset living flame gas fire.

Step through the frosted panelled door into the dining kitchen with elegant style cabinetry and room for a dining table.

Beyond the kitchen is a rear hallway area which with a door leading to the garden. There is also a door to the downstairs w.c.

Back to the vestibule and ascend the stairs to the landing where stylish wood doors open to three bedrooms and the bathroom/w.c. The first floor features two double bedrooms, and a good size single bedroom which features fitted wardrobes. Seek sanctuary in the stylish fully tiled three piece bathroom/w.c. which is also on the first floor.

Number 10 benefits from a driveway to the front and has access to the side via a wooden gate to a generous rear garden. The rear garden is landscaped featuring Indian Stone paving, a path to a paved patio to the rear of the garden, an area laid to artificial lawn and a graveled area which you can add potted plants.

Of course, the location of this home will be attractive for some too; approximately one mile from Romiley Train Station and the amenities of Romiley such as shops, restaurants, bars, coffee shops, schools and leisure facilities (including Romiley's Forum Theatre).

Give us a call if you would like to view.

Ground Floor

Entrance Vestibule - 4' 5" x 3' 7" (1.35m x 1.1m) Stairs to the first floor. Door leading to the living room.

Living Room - 12' 2" x 14' 8" (3.73m x 4.48m) UPVC double glazed window to the front elevation. Coving to the ceiling. Fire place with an inset gas fire. Frosted panelled door to the dining kitchen. Radiator.

Dining Kitchen - 10' 8" x 17' 8" (3.27m x 5.41m) A good size space with stylish cabinetry; wall, base and drawer units. Granite work surface with inset sink unit. Tiled splash backs. Integrated appliances include an oven, a microwave, five ring gas hob and extractor over and a dishwasher. There is space for a washing machine and dryer. Space for an American style fridge/freezer. UPVC double glazed window to rear overlooking the garden. UPVC double glazed window to the side. Door to the rear hall. Dining space. Under stairs cupboard. Tiled floor. Radiator.

Rear Hall - 3' 8" x 6' 10" (1.12m x 2.1m) Tiled floor. Radiator. Door to the rear garden. Door to the downstairs w.c.

Downstairs W.C. - 3' 0" x 6' 9" (0.92m x 2.09m) Low level w.c. Wash hand basin. UPVC double glazed window to the side elevation.

First Floor

Landing - 6' 8" x 8' 2" (2.05m x 2.51m) Spindle balustrade. UPVC double glazed window to the side. Access to the loft. Doors to the three bedrooms and the bathroom/w.c.

Bedroom One - 12' 4" x 11' 10" (3.77m x 3.62m) UPVC double glazed window to the front. Radiator.

Bedroom Two - 10' 10" x 9' 1" (3.31m x 2.77m) UPVC double glazed window to the rear. Radiator.

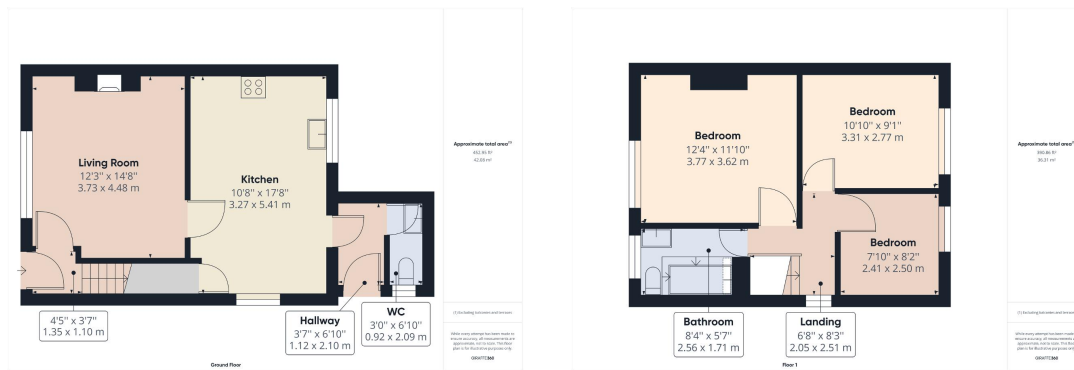
Bedroom Three - 7' 10" x 8' 2" (2.41m x 2.5m) UPVC double glazed window to the rear. Laminate floor. Fitted wardrobes.

Bathroom/W.C. - 8' 4" x 5' 7" (2.56m x 1.71m) The bathroom is fully tiled and fitted with a three piece suite comprising a low level WC, a floating wash basin and a bath with shower over. Frosted double glazed window to front aspect. Chrome effect heated towel rail.

Exterior

Outside - Number 10 benefits from a driveway to the front and has access to the side via a wooden gate to a generous rear garden. The rear garden is landscaped featuring Indian Stone paving, a path to a paved patio to the rear of the garden, an area laid to artificial lawn and a graveled area which you can add potted plants.





Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.