



## Westbury Drive, Marple

**£160,000**

- 3 Bedroom Semi-Detached House
- Gas Central Heating
- uPVC Double Glazing
- Driveway
- Enclosed Rear Lawn Garden
- Potential for Cosmetic Improvements
- Cul-de-sac Location
- Close to Local Amenities

**Sales**

Investment Property

Corporate Lets

**Lettings**

Furnishings

Property Management

**O'Connor  
Bowden**

**Romiley 0161 406 0044 Marple 0161 427 2971**

[www.occonnorbowden.co.uk](http://www.occonnorbowden.co.uk)



## PROPERTY DESCRIPTION

The property is represented as an affordable semi-detached house providing scope for the new owner to make cosmetic improvements to their own personal taste.

For family purchasers, the property is in the catchment area for Rose Hill Primary School and St Mary's Catholic Primary School in Marple Bridge. Secondary school education is available at Marple Hall School and Harrytown Catholic High School in Romiley. The property is within walking distance to local amenities in particular, the busy nearby Marple village centre with an extensive range of shops, restaurants and public houses.

For commuters, the M60 motorway network is only a few miles away at nearby Bredbury or Stockport town centre junctions. Marple is served by two railway stations, Marple and Rosehill, both providing regular services to Manchester Piccadilly within approximately thirty minutes.

For outdoor pleasure and pursuits, Marple is conveniently situated for access to country walks and cycling along the peak forest canal or the Middlewood Way; the famous 17 Marple Locks and marina; the Roman Lakes and numerous recreational parks. Local sports clubs provide a range of facilities including; Rugby, Football, Cricket, Lacrosse, Golf, Tennis and Squash.

An affordable modern 3 bedroom semi-detached house located on a cul-de-sac in a popular residential area conveniently located close to heart of Marple village centre. The property is an ideal starter home and suitable for the smaller family, also offering great potential and opportunity for the new owner to provide cosmetic improvements to suit their individual tastes and needs.

The accommodation comprises; entrance porch; lounge with laminate flooring and open tread staircase leading to the first floor; dining / kitchen located across the rear of the property with sliding double glazed patio doors opening on to the rear garden. On the first floor, there is landing with a window providing natural light; bathroom with a three piece bathroom suite and shower over the bath; 3 bedrooms rooms. Externally the property benefits from a lawn front garden, driveway extending along the side of the house to the rear garden, which is an enclosed lawn garden by timber fencing.

Additionally, the property has gas central heating and double glazed window frames.

## GROUND FLOOR:

### Porch

Glazed entrance porch to the front of the property.

### Lounge - 4.71 x 4.42 (15' 5" x 14' 6" )

Glazed front door leading from the porch; uPVC double glazed window with 'decorative Georgian bars' to the front of the property; laminate flooring; open tread staircase leading to the first floor; double radiator; TV aerial; 1 double & 2 single power points; access door to:-

### Dining / Kitchen - 4.71 x 2.58 (15' 5" x 8' 5" )

Fitted with kitchen cupboards comprising; 1 x double base, 3 x single base and 2 x double wall cupboards. Sink unit; tiled splash backs; gas cooker point; plumbing for automatic washing machine; uPVC double glazed window to rear and double glazed sliding patio doors opening out on to the rear garden; tiled flooring; double radiator; 3 x double & 1 x single power points.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side of the property; staircase balustrade; loft access door.

### Bedroom 1 – 4.16 x 2.70 (13' 7" x 8' 10" )

uPVC double glazed window with decorative Georgian bars to the front of the property; radiator; double & single power point.

### Bedroom 2 – 2.97 x 2.74 (9' 8" x 8' 11" )

uPVC double glazed window to the rear of the property; radiator; double & single power point.

### Bedroom 3 – 2.79 x 1.96 (9' 1" x 6' 5" )

uPVC double glazed window with decorative Georgian bars to the front of the property; radiator; power point.

### Bathroom / WC – 1.89 x 1.68 (6' 2" x 5' 6" )

Fitted with a white 3 piece bathroom suite comprising; panel bath with electric shower over; pedestal wash hand basin and low level WC. uPVC window to the rear, radiator.

### Outside

Driveway – there is a driveway extending along the side of the property.

Front Garden - lawn garden

Rear Garden – Flagstone patio area next to the rear of the property leading to a lawn garden with conifers, bushes and timber paneled fencing.

### DIRECTIONS:

From our Marple office continue along Stockport Road towards Rose Hill. At the junction with Station Road, turn left into Church Lane. Take the next first right hand turning into Leigh Drive then take the second right hand turn into the cul-de-sac of Westbury Drive. The property can be found on the right hand side.

### ENERGY PERFORMANCE CERTIFICATE:

The property is currently registered with EPC band E

### TENURE:

Has yet to be confirmed.

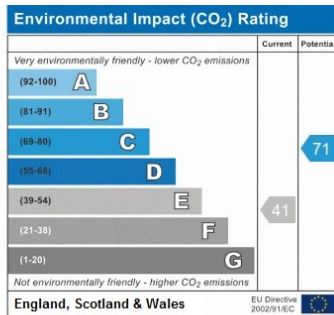
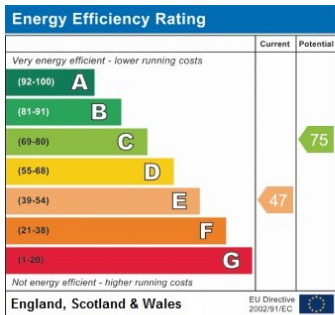
### SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all services.

### VIEWING ARRANGEMENTS:

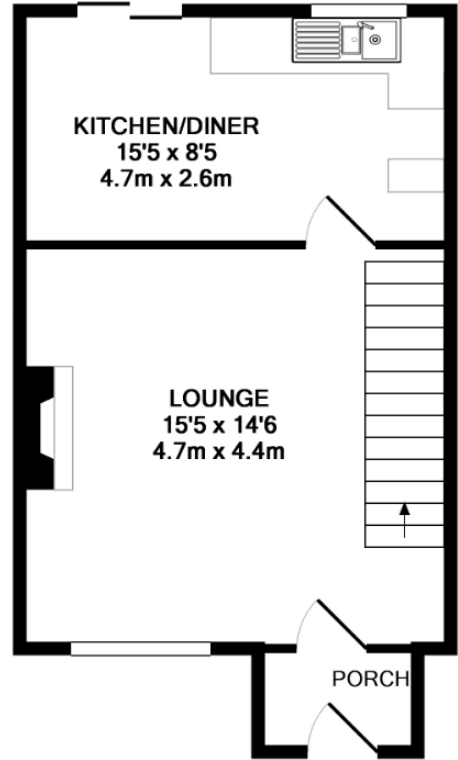
To arrange an appointment to view the property, please contact our Romiley Office: **0161 406 0044** or email **romiley@oconnorbowden.co.uk**

### EPC:

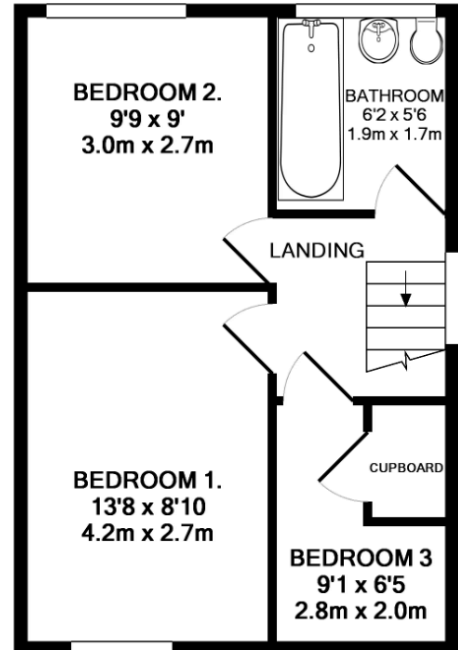


Address:  
Westbury Drive

### FLOORPLANS:



GROUND FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

GALLERY:





## ADDITIONAL SERVICES:

### Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or re-mortgaging.

### YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

### Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist Letting and Management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

## DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

#### Offices at:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD  
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT  
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ  
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL  
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



**Romiley 0161 406 0044 Marple 0161 427 2971**

[www.oconnorbowden.co.uk](http://www.oconnorbowden.co.uk)