



Harrytown Court, Harrytown, Romiley

£500.00 pcm

- First floor apartment
- Unfurnished
- Spacious, well planned accommodation
- Gas central heating
- uPVC double glazing
- Private parking
- Fitted kitchen with oven & hob
- Modern bathroom suite
- Floor & window coverings
- Well presented, good decoration

Sales

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Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

A two bedroom first floor apartment situated in a two storey building within a privately built development of twelve apartments with private shared grounds. The accommodation comprises; communal entrance hallway with staircase leading to the first floor; private entrance hallway with cloaks cupboard; lounge with dining area; breakfast kitchen with fitted units, oven and hob; two bedrooms, one double, one single; bathroom/WC with white suite.

The property is approached from the road via a private driveway, which is flanked by communal lawn gardens and leads between the two buildings to an enclosed rear car parking area.

The property benefits from a gas central heating system; and uPVC double glazed windows are also installed.

This property is ideal for a professional single tenant or couple looking for a peaceful home.

LOCATION

Situated within fairly equal distance to both Bredbury and Romiley railway station makes for commuting to Manchester city centre within thirty minutes by train. Stockport town centre is easily accessed by road and nearby Motorway junctions to the M60 at Bredbury and Stockport, provide convenient access to the northwest motorway network.

Local shops and conveniences are close by to the property. Within the general area, there are local sporting clubs and facilities including a Romiley Golf Club, a number of Cricket Clubs, Tennis Club and a Leisure Centre with Swimming Pool and Gymnasium. For artistic entertainment, Romiley Forum is a community theatre located in the centre of Romiley's shopping precinct, an area complimented by a good range of local shops, restaurants and cafés. Romiley further benefits from a number of historic public houses.

GROUND FLOOR

Communal Entrance Hall

Staircase leading to the first floor

FIRST FLOOR

Communal Landing

Windows with views over gardens.

Private Entrance Hall:

Built storage cupboard.

Lounge/Dining Area: - 5.37 x 3.74 (17'7" x 12'3")

Dual aspect with two windows overlooking the gardens; two wall lights.

Breakfast Kitchen: - 3.77 x 2.43 (12'4" x 8'0")

Fitted floor and wall cupboards with working surfaces and breakfast bar; single drainer stainless steel sink unit with mixer taps; built in electric oven with four ring gas hob and extractor hood over; space and plumbing for washer; space for fridge freezer, radiator; gas central heating boiler; uPVC double glazed window with views over school playing fields to the rear.

Bedroom One: - 3.78 x 2.81 (12'5" x 9'3")

uPVC double glazed window to the rear; fitted wardrobes with hanging space and storage above; radiator;

Bedroom Two: - 3.00 x 3.00 (9'10" x 9'10")

uPVC double glazed window to the rear; built in wardrobe; radiator.

Bathroom/WC: - 2.47 x 1.65 (8'1" x 5'5")

White three piece suite comprising; panel bath with shower above; pedestal washbasin and low level WC; radiator.

Outside

This apartment development enjoys lovely communal lawn gardens with well stocked borders - a facility maintained and looked after by the residents.

Car parking is provided by a central private driveway leading to the rear of the properties, where there is allocated secluded parking.

GALLERY:

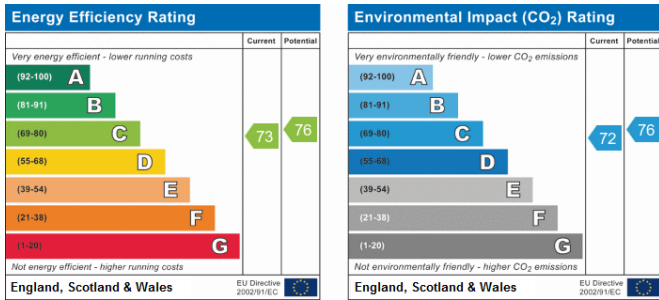


DIRECTION:

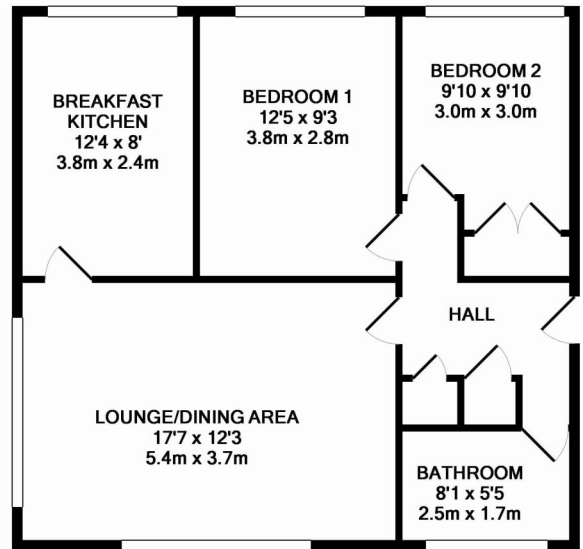
From our Romiley Office, proceed along Compstall Road, through Romiley village following onto School Brow towards Bredbury. At the traffic lights, continue straight through onto Berrycroft Lane. Take the second left onto Harrytown and the property can be found on the left.

ENERGY PERFORMANCE CERTIFICATE:

The property is currently registered with EPC Band C



FLOORPLANS:



TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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VEIWING ARRANGEMENTS:

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

ADDITIONAL SERVICES

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.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios.

Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; Individual buy to let property; investment portfolios, new development and off-plan investment deals.

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



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