



Berlin Road, Edgeley

£119,950

- Ideal first time buyer home
- NO CHAIN
- Two bedrooms
- Two reception rooms
- Cellar
- Double glazing
- Gas central heating
- Good sized rear yard

Sales

Investment Property

Corporate Lets

Lettings

Furnishings

Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION

Ideal for first time buyers, this mid terraced two bedroom property is situated in a popular residential area close to Alexandra Park & Reservoir and well located for all amenities and all transport links. NO ONWARD CHAIN.

The accommodation briefly comprises; entrance vestibule, living room, dining room with access to the cellar and kitchen with external door to rear garden. To the first floor; landing, two bedrooms and family bathroom with shower over bath.

At the front of the property is a paved walled garden with hedging and mature borders and to the rear is a good sized enclosed paved yard with plenty of room for an outdoor table & chairs.

Additionally, the property benefits from gas central heating and double glazing.

Edgeley is only a short distance from Stockport town centre with its array of shops, restaurants and other essential amenities. Stockport railway station is less than a twenty minute walk away and links to the M60 & M56 motorway network.

ACCOMMODATION:

Ground floor:

Vestibule - 1.06m x 0.96m (3' 5" x 3' 1")

Double glazed external door & solid wood internal door

Lounge - 3.40m x 3.65m (11' 1" x 11' 11")

Double glazed white uPVC window; carpet; radiator; single pendant light fitting; TV aerial.

Dining room - 3.76m x 3.64m (12' 4" x 11' 11")

Double glazed white uPVC window; carpet; radiator; single pendant light fitting; door leading to cellar.

Cellar - 3.65m x 3.43m (11' 11" x 11' 3")

Lighting & power; brick floor.

Kitchen - 2.44m x 2.05m (8' x 6' 8")

White double glazed uPVC window & door leading to rear yard; vinyl flooring; radiator; combi boiler; oak effect wall & base units; space for cooker & washing machine.

First floor:

Bedroom one - 3.44m x 3.64m (11' 3" x 11' 11")

White double glazed uPVC window; carpet; radiator; single pendant light fitting; over stair cupboard.

Bedroom two - 3.74m x 1.83m (12' 3" x 6')

White double glazed uPVC window; carpet; radiator; single pendant light fitting.

Bathroom - 2.20m (7' 2") (at widest point) x 1.72m (5' 7") (at widest point)

White double glazed uPVC window; vinyl; single flush light; part tiled; white bathroom suite comprising; low level WC, white wash hand basin, panelled bath with shower over.

Outside

Brick built wall enclosing a small paved front garden with privets and mature shrub borders to the front. To the rear of the house is a good sized paved garden

TENURE:

Has yet to be confirmed.

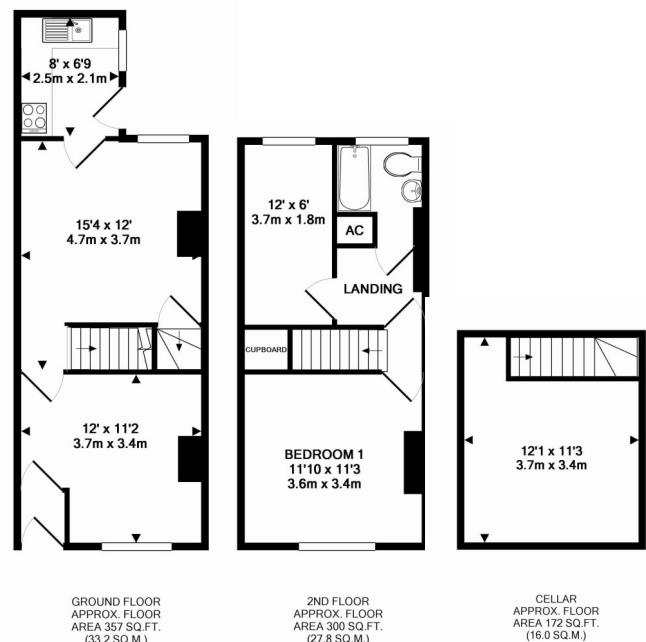
SERVICES:

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

FLOOR PLANS:



GALLERY:



EPC:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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.occonnorbowden.co.uk