



**Stockholm Road, Edgeley**

**£107,500**

- Two bedroom house
- Gas central heating
- Double glazing
- Two reception rooms
- Popular location
- In need of light refurbishment
- Rear garden
- NO CHAIN

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Property Management

**O'Connor  
Bowden**

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

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

## PROPERTY DESCRIPTION:

A two bedroom terrace house, which is ideal for the first time buyer or the investor purchaser. The property is in need of light refurbishment, offering tremendous potential and opportunity for the new owner to refurbish the property to their preferred standard or taste. NO ONWARD CHAIN.

The accommodation comprises; Lounge with feature fireplace; Separate Dining Room; Kitchen; Cellar to the front of the property; On the first floor, there is landing; Bulk-head bathroom with a low level suite; Two well-proportioned bedrooms. Externally the property has a small forecourt front garden and an enclosed rear garden / yard with access from the rear.

EPC Band: D

The property is located in a popular residential area on the Reservoir side of Edgeley and within easy walking distance to Alexandra Park.

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 plus nearby links to the M60 & M56 motorway network.

## ACCOMMODATION:

### Ground floor:

#### Lounge: 3.63m x 3.47m (11' 10" x 11' x 4")

White uPVC external door, white uPVC double glazed window, double panelled radiator, single pendant light fitting, TV aerial.

#### Dining Room: 3.63m (at widest point) x 3.82m (11' 10" x 12' x 6")

White uPVC double glazed window, double panelled radiator, single pendant light fitting, TV aerial. Access to the cellar.

#### Kitchen: 2.06m x 3.53m (6' 9" x 11' 6")

White uPVC double glazed external door, white uPVC double glazed window, range of kitchen units, sink, cooker electric point, double panelled radiator, light fitting.

#### Cellar: 3.20m x 3.49m (10' 5" x 11' 5")

### First floor:

#### Bedroom One: 3.60m (at widest point) x 3.49m (11' 9" x 11' 5")

White uPVC double glazed window, single panelled radiator, single pendant light fitting.

#### Bedroom Two: – 3.61m (at widest point) x 2.52m (11' 10" x 8' 3")

White uPVC double glazed window, single panelled radiator, single pendant light fitting.

#### Bathroom: – 2.33m x 2.14m (at widest point) (7' 7" x 7' 0")

Low level WC, wash hand basin, panelled bath, extractor, double panelled radiator, single pendant light fitting, part tiled.

### Outside

Brick built wall enclosing a small front garden to the front. To the rear of the house is a good sized paved and gravelled enclosed garden with access to the rear.

### TENURE:

Has yet to be confirmed.

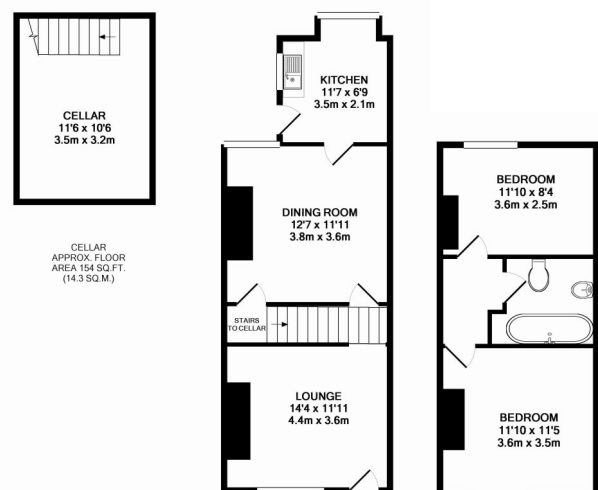
### SERVICES:

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](mailto:romiley@oconnorbowden.co.uk)

### FLOOR PLANS:

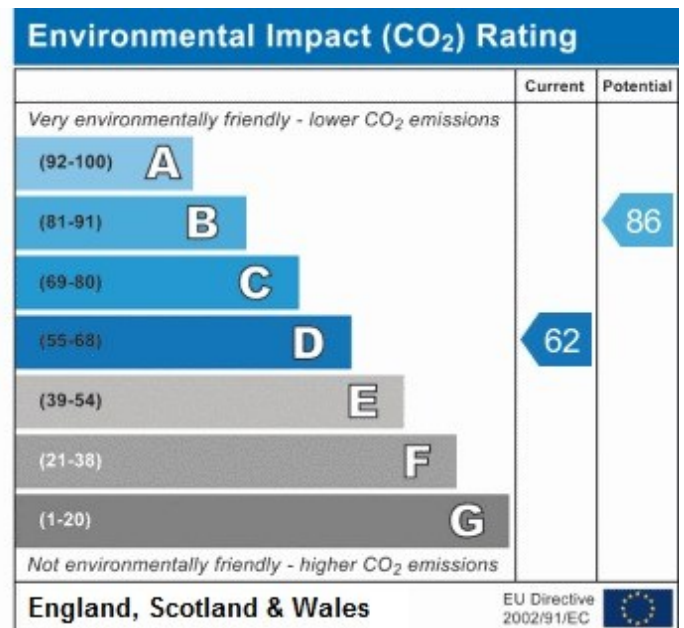
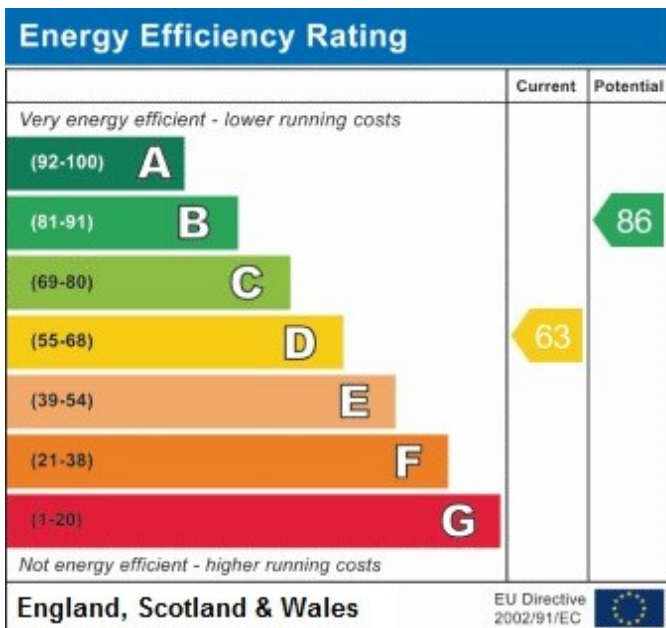




## GALLERY:



## EPC:



## 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



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