



## Ashwood Crescent, Marple

**£430,000**

- Detached 'true' bungalow
- Sought after location
- Three double bedrooms
- Newly fitted kitchen
- Family bathroom
- Utility room
- Garage
- Large rear garden
- Double glazed
- Gas central heating

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**O'Connor  
Bowden**

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

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## PROPERTY DESCRIPTION:

A deceptively spacious 'true' detached bungalow situated on a pleasant and sought after crescent in Marple. Recently decorated throughout and along with the addition of a newly fitted kitchen with appliances, this detached property has three double bedrooms and good sized living room. There is plenty of potential offered for the new owners with the opportunity to extend to the rear with a single storey extension with planning already approved.

This accommodation briefly comprises; entrance porch, hallway, lounge, kitchen, utility, three bedrooms, family bathroom, separate WC, garage. Lawn and driveway to the front of the bungalow and a large tiered garden to the rear. Additionally benefitting from double glazing and gas central heating.

Located in a prime position and within easy walking distance of Marple town centre where an abundance of amenities can be found including shops, banks, cafés, restaurants, cinema, swimming pool, library and much more. A ten minute stroll will lead you onto the beautiful Peak Forest Canal, Brabyns Park or the Memorial Park. Marple is also served by two railway stations, Rosehill and Marple both situated less than a mile from the property.

## ACCOMMODATION:

### Entrance Hallway

White uPVC French doors with opaque glass, two single pendant light fittings, radiator, loft access.

Leading to all rooms.

### Lounge – 5.6m x 4.2m (18' 5" x 13' 8")

White uPVC double glazed window to front aspect, wall mounted electric fire, radiator, single pendant light, TV aerial, telephone point.

### Kitchen – 4.1m x 3.6m (13' 5" x 11' 11")

White uPVC patio doors, white gloss kitchen wall & base units, stainless steel single drainer sink with mixer tap, stainless steel extractor hood, ceramic hob, double fan oven & grill, integrated dishwasher, grey brick wall tiles, grey ceramic floor tiles 2 x five way spot lights, radiator, Worcester combi boiler.

### Utility – 1.7m x 2.2m (5' 8" x 7' 5")

White uPVC double glazed window with opaque glass, white gloss base units and double drainer sink, plumbing for washing machine.

### Bedroom One – 4.1m x 3.8m (13' 5" x 12' 5")

White uPVC double glazed window to front aspect, single pendant light fitting, 1 x double panelled radiator and 1 x single panelled radiator, TV aerial.

### Bedroom Two – 4.3m x 2.7m (14' 0" x 8' 11")

White uPVC double glazed window to side aspect, single pendant light fitting, radiator.

### Bedroom Three – 3.8m x 3.0m (12' 5" x 9' 10")

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

### Bathroom – 2.6m x 2.1m (8' 8" x 7' 0") to widest point

White uPVC double glazed window with opaque glass, white bathroom suite comprising; panelled bath with shower over, wash hand basin, low level WC, wall and floor tiles.

### Separate WC

White uPVC double glazed window with opaque glass, half tiled walls, tiled floor

### Garage

White uPVC double glazed window with opaque glass, electric 'up and over' garage door, power and lighting, water tap.

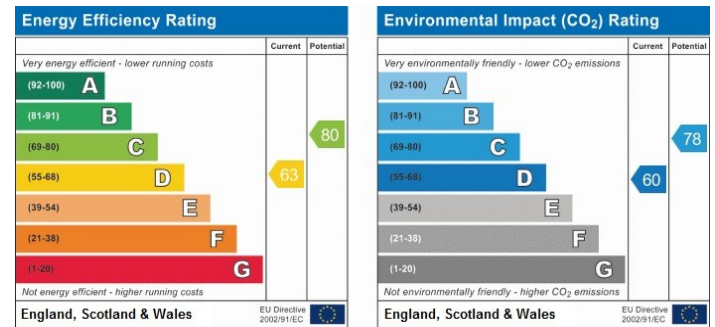
## TENURE:

Freehold

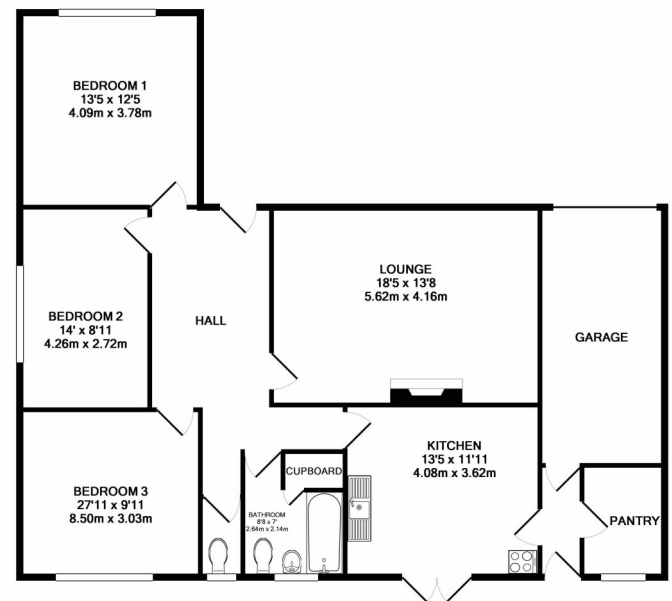
## SERVICES:

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 unction. 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.

## EPC:



## FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.5 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.

### 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

