



32 Oak Avenue, Romiley, Stockport, Cheshire SK6 4DN

£385,000

- Substantial 5 Bed Semi Detached
- Generous Size Rear Garden
- Detached Brick Garage/ Workshop
- Superbly Presented
- Period Features & Modern Enhancements
- Two Separate Reception Rooms
- Two Beautiful Family Bathrooms
- Ground Floor WC
- Useful Cellar Areas
- Central Village Cul de Sac Location

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

This substantial semi detached home combines traditional period features with modern enhancements and offers generous size rooms throughout, a good size rear garden, a detached brick garage / workshop and driveway parking. The accommodation is beautifully presented throughout and many of the rooms have double aspect windows providing lots of natural light. The property occupies a cul de sac location in Central Romley providing great access to the Train Station, local independent shops and eateries and the popular Primary School.

The accommodation comprises of: Entrance hall with spindle staircase, lounge with feature fireplace, dining room, impressive family dining kitchen with French doors to the rear garden, attractive units with integrated appliances incorporating an island cooking area, and a fireplace to accommodate a log burner, ground floor WC, access to cellar areas, first floor landing, two double bedrooms, single bedroom and stunning family bathroom with his n hers basin units, a double shower enclosure and semi freestanding bath. To the second floor there are two further double bedrooms, a study and another impressive bathroom with both a bath and a shower enclosure.

The accommodation is beautifully presented with painted plaster walls providing a contemporary finish complimenting the many period details such as cornices and picture rails. Windows throughout are double glazed and gas central heating is installed. Externally a driveway provides off road parking for a number of vehicles and gives access to a detached brick garage with power points, lighting and a roller shutter door. The rear garden is a generous size for such a conveniently located home and features a number of mature trees.

ACCOMMODATION

Entrance Hall

Entrance door with stained and leaded glass panel. Spindle staircase to first and second floor accommodation. Double re-claimed wooden doors to lounge. Door to dining room. Door to ground floor WC. Door to dining kitchen. Door to cellars. Wooden flooring. Picture Rail. Coving to ceiling. Central heating radiator.

Lounge 4.30m x 4.17m (plus bay)

Reclaimed part glazed double wooden doors. Feature fireplace with wooden mantle, cast iron inlay and tiled hearth to accommodate a solid fuel fire. Picture rail. Coving to ceiling. Ceiling rose. uPVC double glazed bay window to front. uPVC double glazed window to side. Two central heating radiators.

Dining Room 4.35m x 4.06m

Feature fireplace with marble style hearth and back housing a gas fire. Coving to ceiling. Fitted display shelving to one wall. uPVC double glazed window to rear. uPVC double glazed window to side. Two central heating radiators.

GROUND FLOOR:

Dining Kitchen 4.27m x 6.29m

Fitted with a range of modern wall, drawer and base units incorporating a larder cupboard. Wooden work surfaces and single drainer stainless steel sink unit with mixer tap. Island unit with wooden work surface housing a five burner gas hob with ceiling hung extractor canopy with hob light above. Built in stainless steel finish oven. Integrated dishwasher. Integrated washing machine. Wooden beam to ceiling. Inset ceiling lights. Feature exposed brick fireplace with tiled hearth to accommodate a log burner. Wooden flooring. uPVC double glazed French doors and side panels leading to the rear garden. Two double glazed windows to rear. Two double glazed roof windows.

Ground Floor WC

Low level WC and wash hand basin suite in white with chrome fittings. Wooden flooring. Extractor fan.

Cellars

Three cellar chambers with power points and lighting.

First Floor Landing

Spindle balustrade and staircase to second floor accommodation. Oak style panelled doors to bedrooms and bathroom.

Bedroom One 4.40m x 4.13m

Picture rail. Door to bedroom three. uPVC double glazed bay window to front with stained and leaded glass panels. uPVC double glazed window to side. Two central heating radiators.

Bedroom Two 4.33m x 4.07m

Central heating radiator. uPVC double glazed window to side.

Bedroom Three 3.08m x 1.90m

Picture rail. Door to bedroom one. uPVC double glazed window to front. Central heating radiator.

Bathroom 4.20 x 4.08m

Bath with wooden surround and mixer tap. Double size shower enclosure with two shower heads and multi body jets. His n Hers basins with mixer taps set into a vanity unit with storage under. Low level WC. Built in airing cupboard housing gas boiler and hot water cylinder. Inset spotlights to ceiling. Laminate flooring. uPVC double glazed window to rear. uPVC double glazed window to side.

Second Floor Landing

Half landing with door to bathroom. Landing with door to study giving access to bedrooms four and five.

Bedroom Four

4.67m (Maximum) x 4.09m (Maximum)
uPVC double glazed window to front. uPVC double glazed window to side. Central heating radiator.

Bedroom Five 4.31m x 4.31m

Cast iron fireplace. Central heating radiator. Double glazed roof window to rear.

ACCOMMODATION Continued:

Study 3.66m x 1.93m

Doors to bedrooms four and five. Built in storage cupboard. Roof access hatch. Double glazed roof window to front. Central heating radiator.

Second Bathroom 4.0m x 2.27m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with mixer tap, shower enclosure with thermostatic shower, wash hand basin and low level WC. Tiled splash back areas. Inset spotlights to ceiling. Laminate flooring. Towel rail radiator. uPVC double glazed roof window.

Exterior

Drive and Garage

Gated drive providing off road parking and access to the garage. Detached brick garage with power points and lighting, roller shutter door.

Gardens

Front garden area with walled boundary. Good size rear garden with lawn and mature shrubs and trees. Raised wrap around paved patio area with wooden decked steps to French doors.

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 **Suzanne.topham@oconnorbowden.co.uk**

FLOORPLANS:



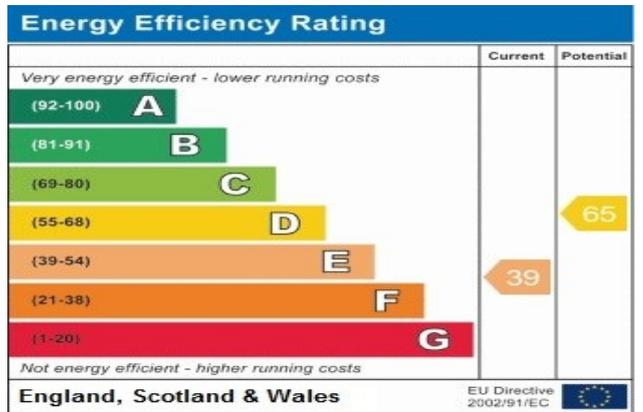
TOTAL APPROX. FLOOR AREA 2197 SQ.FT. (204.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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GALLERY:



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 remortgaging.

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:

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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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