



33 Broad Hey, Romiley, Stockport, Cheshire SK6 4NL

£280,000

- Extended Semi Detached
- Highly Regarded Location
- Four Good Size Bedrooms
- Three Reception Areas
- Gas Central Heating
- Double Glazing
- Ground Floor WC
- Well Maintained Garden Areas
- Driveway and Garage
- No Vendor Chain

Sales

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

Spacious extended semi detached situated in a highly regarded location of Romiley close to the Golf and Cricket Clubs and within the catchment area for Romiley Primary and Marple Hall Secondary Schools. The property features double glazing, gas central heating, an intruder alarm system and well maintained garden areas to the front and rear. Off road parking is provided by a driveway and garage with power points and lighting. The front of the property is not directly overlooked and enjoys view across to Hilltop.

Although requiring updating the property is ready to move into and benefits from the open plan kitchen and dining room arrangement that many families are looking for. The accommodation comprises of: Entrance porch, entrance hall, lounge, rear sitting room, dining room with French door to the rear garden, open plan fitted kitchen, ground floor WC, first floor landing, four good size bedrooms, shower room and separate WC. The property is offered for sale with the convenience of no onward Vendor chain.

ACCOMMODATION:

Entrance Porch 2.18m x 1.02m

Entrance door. Door to entrance hall. Windows to front.

Entrance Hall

Stairs to first floor accommodation. Under stairs storage cupboard. Door to storage cupboard housing intruder alarm control panel. Door to lounge. Door to Dining Room.

Lounge 4.83m x 3.99m (Max)

Gas fire. Coving to ceiling. Open plan access to sitting room. uPVC double glazed window to front. Central heating radiator.

Sitting Room 3.45m x 2.40m

Open plan access to dining room. Coving to ceiling. uPVC double glazed half bay window to rear. Central heating radiator.

Dining Room 3.89m x 2.62m (Max)

Open plan access to kitchen. Double glazed door and side panel to rear garden. Central heating radiator.

Kitchen 3.69m x 2.57m

Fitted with a range of wall, drawer and base units, work surfaces, breakfast bar and singled drainer stainless steel sink unit with mixer tap. Gas cooker point. Plumbing for automatic washing machine. Tiled splash back areas. Door to ground floor WC. uPVC double glazed window to rear.

First Floor Landing

Doors to bedrooms, shower room and WC. Loft access hatch.

Bedroom One 4.01m x 3.49m

Fitted with a range of wardrobes to one wall incorporating dressing table area. uPVC double glazed window to front.

Bedroom Two 3.49m x 3.22m

Built in wardrobes with storage cupboards over. Central heating radiator. uPVC double glazed window to rear.

Bedroom Three 3.76m x 2.46m

Gas heater. uPVC double glazed window to front.

Bedroom Four 3.11m x 2.70m (max)

uPVC double glazed window to front.

Shower Room

Shower enclosure and pedestal wash hand basin. Built in airing cupboard housing hot water tank. Built in storage shelving. Tiled wall surfaces. Window to side.

WC

Low level WC. Window to side.

EXTERIOR

Drive and Garage

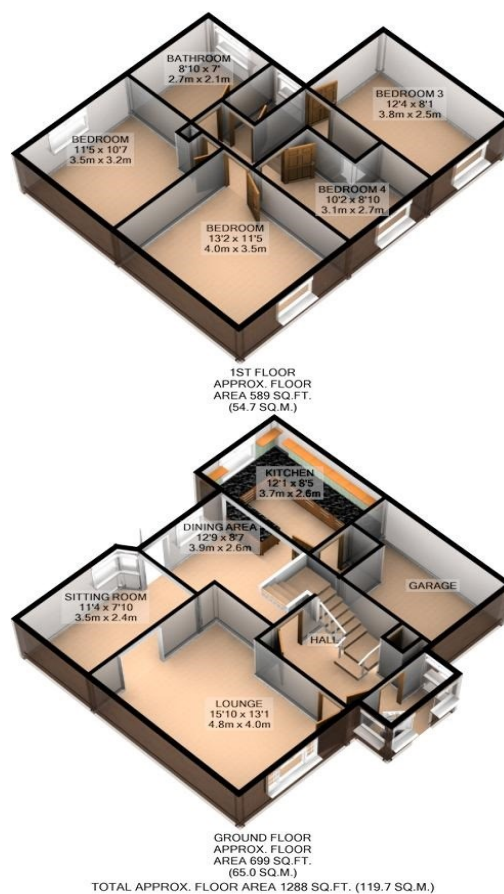
Driveway providing off road parking and access to the garage. Integral garage with up and over door, power point and lighting and housing the central heating boiler.

Gardens

Front garden area with decorative gravel and small trees and shrubs.

Rear garden with paved patio areas and paths, lawned area and flower beds and borders. Paved path to side leading to the front driveway. Wooden Garden Shed. Fenced boundaries.

FLOOR PLAN:



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. Made with Metropix ©2016

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:

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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