



49 Annable Road, Bredbury, Stockport, Cheshire SK6 2DF

£144,950

- Improved & Extended Semi Detached
- Two Bedrooms
- Two Reception Rooms
- Recently Fitted Kitchen
- New Bathroom Suite and Tiling
- uPVC Double Glazing
- Gas Central Heating
- Double width Drive
- Garage and Lawned Rear Garden
- No Vendor Chain

Sales

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Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

This extended two bedroom semi detached has been updated and improved recently with new kitchen and bathroom fittings and offers very well appointed accommodation with good off road parking facilities in a popular cul de sac location. This location offers easy access to the motorway network, bus routes and Stockport Town Centre. Local independent shops are within easy reach and the local primary and nursery school, Arden, has just undergone a major re-build and improvement programme.

The property features uPVC double glazing and gas central heating and comprises of: Entrance hall, lounge with laminate flooring, updated fitted kitchen with, dining room extension with French doors to the rear garden, first floor landing, two bedrooms and bathroom featuring a new white suite with chrome fittings and complimentary wall tiling. A double width driveway is designed for parking two cars and a detached garage provides storage or work shop facilities. The pleasant rear garden features a lawned area and a conifer screen to the rear boundary provides a good degree of privacy.

The property is offered for sale with the convenience of no onward chain.

ACCOMMODATION

Entrance Hall

uPVC entrance door. Stairs to first floor accommodation. Door to lounge. Built in meter cupboards.

Lounge 4.09m x 3.23m

Stone fireplace housing chrome finish electric fire. Laminate flooring. Door to kitchen. uPVC double glazed window to front. Central heating radiator.

Kitchen 4.17m x 2.26m

Re-fitted with a range of modern matt white finish wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Gas cooker point. Built in extractor canopy with hob light. Plumbing for automatic washing machine. Tiled splash back areas. Open plan access to dining room. Under stairs storage area housing central heating / hot water boiler. Laminate flooring. Door to side to garden areas. uPVC double glazed window to rear. uPVC double glazed window to side.

Dining Room 2.85m x 2.74m

uPVC double glazed French doors to the rear garden. Laminate flooring. Central heating radiator.

FIRST FLOOR :

First Floor Landing

Doors to bedrooms and bathroom. uPVC double glazed window to side.

Bedroom One 4.19m (narrowing to 3.26m) x 3.35m

Two uPVC double glazed windows to front. Central heating radiator.

Bedroom Two 3.08m x 2.49m

uPVC double glazed window to rear. Central heating radiator.

Bathroom 1.97m x 1.60m

Re-fitted with a modern white suite with chrome fittings comprising of: Panelled bath with shower screen and mixer tap/shower, pedestal wash hand basin with mixer tap and low level WC. Tiled wall surfaces. Tile effect laminate flooring. Central heating radiator. uPVC double glazed window to rear.

Drive, Garage and Gardens

Double width driveway designed for parking two cars. Path to side to garage and rear garden. Garage with double doors. Rear garden area with lawn, decorative gravel and paved patio area.

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:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-35) G		
Not energy efficient - higher running costs		
England & 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 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
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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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