



## 6 Bonnyfields, Romiley, Stockport, Cheshire SK6 3AR

**£189,950**

- Three Bedroom Period Property
- Lovely Location Close to Country Walks
- Open Plan Reception Rooms
- Modern Fitted Kitchen
- Additional Loft Room
- Spacious Bathroom With Modern Fittings
- Some Period Features
- Double Glazing and Gas Central Heating
- Attractive Garden Areas
- Modern décor and Flooring

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

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## PROPERTY DESCRIPTION:

This period cottage provides spacious three bedroom accommodation with attractive gardens in a lovely location of Romiley, tucked away from the main road yet close to Romiley's amenities and country walks along the Peak Forest Canal.

The property is well presented and comprises of: Entrance hall, lounge with feature fireplace, open plan dining room, fitted kitchen with integrated appliances, first floor landing, three bedrooms and spacious bathroom fitted with a modern white suite. The loft room with roof windows accessed via a pull down ladder provides a hobby room or storage and has potential to create a fourth bedroom. To the front of the property there is a cottage style garden, the rear garden is a good size, fully enclosed and landscaped to be low maintenance. Our Vendors park their cars at the rear of the property on St Davids Avenue, if the new Owner requires off road parking the kerb has been lowered and the rear wall could be removed to provide driveway parking. This lovely home will appeal to a variety of Buyers and must be viewed to appreciate the size and versatility of the accommodation offered.

## ACCOMMODATION

### Entrance Hall

Entrance door to vestibule with glazed door to hall. Stairs to first floor accommodation. Glazed door to dining area.

### Lounge and Dining Area 8.28m x 3.40m narrowing to 3.19m

### Lounge

Feature fireplace with wooden surround and tiled hearth and back housing living flame gas fire. Two wall light points. Open plan access to dining area. Double glazed window to front. Central heating radiator.

### Dining Area

Laminate flooring. Door to under stairs storage cupboard. Door to kitchen. Double glazed window to rear. Central heating radiator.

### Kitchen 2.86m x 2.21m

Fitted with a range of oak effect wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Built in stainless steel oven, gas hob and extractor canopy with hob light. Integrated fridge. Plumbing for automatic washing machine. Glass hob splash back. Wall mounted central heating boiler. Tiled floor surface. Door to side to rear garden. Double glazed window to rear.

### First Floor Landing

Spindle balustrade. Doors to bedrooms and bathroom. Loft access hatch with pull down ladder.

### Bedroom One 4.56m x 2.72m

Central heating radiator. Double glazed window to rear.

### Bedroom Two 3.56m x 2.53m

Stripped floor boards. Double glazed window to front. Central heating radiator.

### Bedroom Three 2.59m x 1.70m

Double glazed window to rear. Central heating radiator.

### Bathroom

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with shower screen and electric shower, pedestal wash hand basin and low level WC. Tiled walls to bath area. Panelled walls with dado rail. Built in airing cupboard housing hot water tank. Tiled floor surface. Double glazed window to rear. Towel rail radiator.

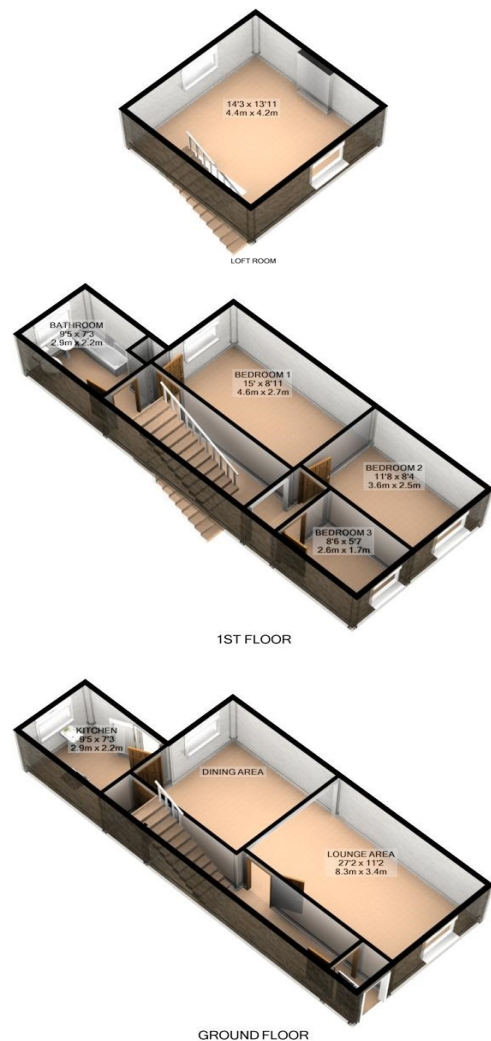
### Loft Room 4.35m x 4.23m (including areas of restricted height)

Boarded loft room accessed via a pull down ladder. Double glazed roof windows to front and rear. (Please note this area does not currently comply to building regulations.)

### Gardens

Cottage garden to the front of the property. Passageway to side leading to the rear garden. Enclosed rear garden with feature paving, planted area with a variety of mature shrubs and small trees, side garden area with wooden garden shed, fenced side boundaries, dry stone wall rear boundary, gate to rear to St Davids Avenue.

## FLOOR PLANS:



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:

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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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