



**15 Churchill Crescent, Marple, Stockport, Cheshire SK6 6HL**

**£325,000**

- Spacious Four Bedroom Detached
- Gas Central Heating
- Generous Size Bedrooms
- Lovely Well Established Rear Garden
- Ground Floor WC
- Two Driveways and an Integral Garage
- Modern re-fitted Bathroom
- Popular Location, Convenient for Schools
- uPVC Double Glazing
- No Onward Chain

**Sales**

Investment Property

Corporate Lets

**Lettings**

Furnishings

Property Management

**O'Connor  
Bowden**

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

[www.occonnorbowden.co.uk](http://www.occonnorbowden.co.uk)

## PROPERTY DESCRIPTION:

Substantial four bedroom detached situated on a generous size plot providing two driveways, an integral garage and a generous size well established rear garden extending to a small wooded/ nature area and providing a high level of privacy. The property features uPVC double glazing and gas central heating and is offered for sale with vacant possession and no onward Vendor chain so a speedy completion can be arranged. The versatile accommodation comprises of: Entrance porch, entrance hall, ground floor WC, open plan lounge and dining area with French door to the rear garden, fitted kitchen, first floor landing, four well proportioned bedrooms with built in wardrobes and family bathroom which has been re-fitted with a modern white suite and stylish wall and floor tiling. Gas central heating and uPVC double glazing are installed.

The property is situated in a popular location offering easy access to popular schools, Rose Hill Station and a variety of local amenities and leisure activities including the popular walking and cycling track at Middlewood Way.

## ACCOMMODATION

### Entrance Porch 3.08m x 1.60m

uPVC double glazed entrance door. Door to entrance hall. uPVC double glazed windows to front and side.

### Entrance Hall 3.99m x 1.38m max

Stairs to first floor accommodation. Door to lounge. Door to Ground Floor WC. Central heating radiator.

## WC

Fitted with a modern low level WC and wash hand basin suite with chrome fittings. uPVC double glazed window to rear.

### Lounge / Dining Room 7.28m x 3.56m

Stone and slate fireplace housing living flame effect electric fire. Door to kitchen. uPVC double glazed window to front. uPVC double glazed window and French door to rear garden. Two Central Heating Radiators.

### Kitchen 3.85m x 2.51m

Fitted with a range of wall, drawer and base units, work surfaces and single drainer stainless steel sink unit. Integrated fridge. Electric Cooker Point. Plumbing for automatic washing machine. Central heating boiler. Tiled splash back areas. uPVC double glazed window to rear. uPVC double glazed door to side to side path.

## First Floor Landing

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

### Bedroom One 3.81m x 3.53m

Fitted wardrobes to one wall. uPVC double glazed window to front. Central heating radiator.

### Bedroom Two 3.92m x 2.80m

Fitted wardrobes to one wall. uPVC double glazed window to front. Central heating radiator.

### Bedroom Three 2.96m x 3.53m

Fitted wardrobes incorporating dressing table area to one wall. uPVC double glazed window to rear. Central heating radiator.

### Bedroom Four 2.69m x 2.61m

Fitted wardrobes to one wall. uPVC double glazed window to rear.

### Bathroom 2.58m x 1.73m

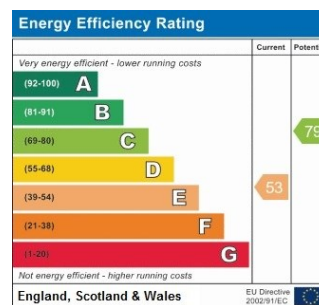
Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled wall surfaces. uPVC double glazed window to rear. Towel rail radiator.

## EXTERIOR

### Drive, Garage and Gardens

Two driveways to the front of the property providing off road parking and access to the garage. Integral garage with up and over door and side door, power points and lighting. Lawned front garden area with conifer screen to front boundary. Generous size rear garden with lawn, patio area and wooded area with mature trees and shrubs and garden shed. Path to side to garage.

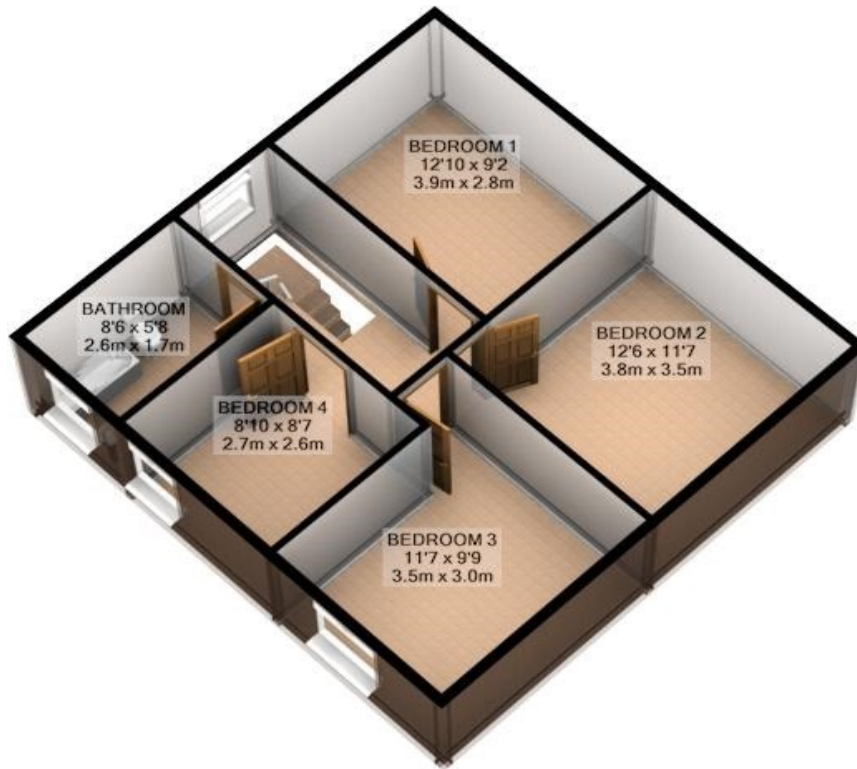
## EPC:



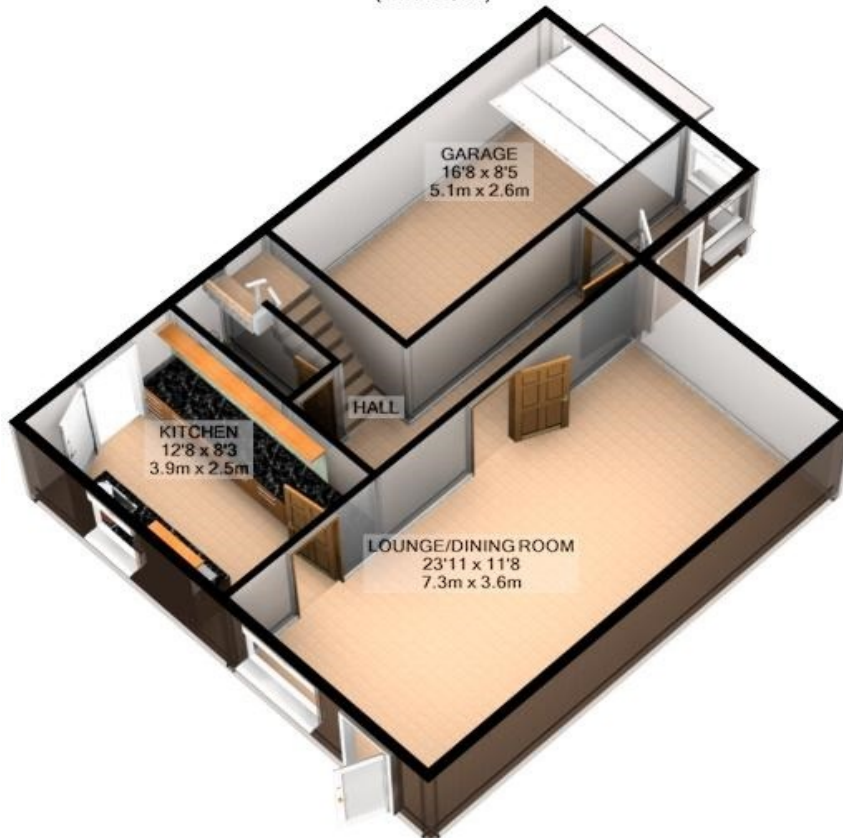
GALLERY:



## FLOOR PLANS



1ST FLOOR  
APPROX. FLOOR  
AREA 582 SQ.FT.  
(54.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.2 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  
Made with Metropix ©2016

## 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



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

[www.oconnorbowden.co.uk](http://www.oconnorbowden.co.uk)