



## 14 Vernon Road, Bredbury, Stockport, Cheshire SK6 2NU

**£109,950**

- Two bedroom mid terrace
- Lawned garden to the rear
- Gas central heating
- uPVC double glazing
- Dining kitchen arrangement
- Four piece bathroom suite
- Separate shower enclosure
- Close to Train Station & Bus routes
- Superstore and local shops nearby
- Vacant and chain free

**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:

Two bedroom mid terrace with the unusual advantage of a good size garden area to the rear with patio areas and a lawn. The property is ideally located off the main road and close to Bredbury Train Station, bus routes into Stockport Town Centre, Ashton Town Centre and neighbouring districts, and with a wide range of amenities nearby including the Morrisons Superstore and a variety of local shops and services.

The property features gas central heating and uPVC double glazing and comprises of: Lounge, spacious dining kitchen, first floor landing, two bedrooms and a larger than average bathroom fitted with a modern white suite including a bath and separate shower enclosure. The property is offered with the convenience of being vacant and chain free so a quick completion can be arranged.

## ACCOMMODATION

### Lounge 3.74m x 3.65m

uPVC entrance door. Hole in the wall style fireplace with gas connection. Fitted shelving to chimney breast recess. Panelled door to stairs and dining kitchen. uPVC double glazed window to front. Central heating radiator.

### Dining Kitchen 3.65m x 3.30m

Fitted with a range of wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Built in stainless steel double oven. Built in hob and extractor canopy. Tiled splash back areas. Under stairs storage cupboard with power point. Wall mounted central heating / hot water combi boiler. Door to rear garden. uPVC double glazed window to rear. Central heating radiator.

### First Floor Landing

Doors to bedrooms and bathrooms.

### Bedroom One 3.67m x 3.37m

Recessed storage area with garment rail. uPVC double glazed window to front. Central heating radiator.

### Bedroom Two 2.76m x 2.31m

uPVC double glazed window to rear. Central heating radiator.

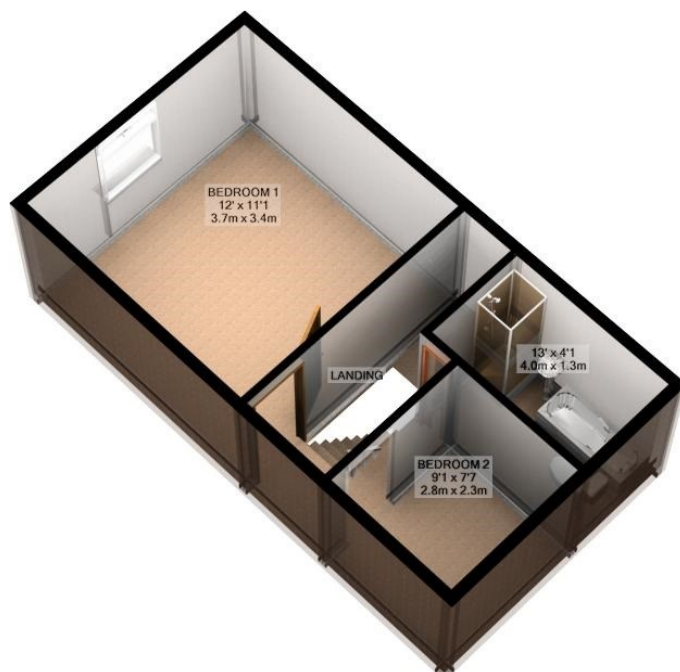
### Bathroom 3.95m x 1.25m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath, pedestal wash hand basin and low level WC. Shower enclosure housing electric shower. Tiled splash back and shower areas. uPVC double glazed window to rear.

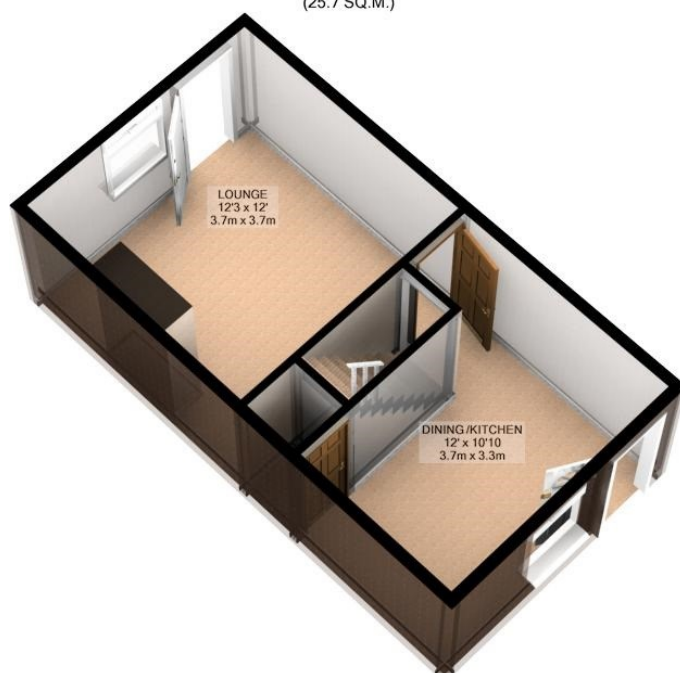
### Exterior

Garden area to the front of the property. Good size rear garden with paved patio, lawn and hardstanding area with wooden garden shed. Gate to rear access passageway

## FLOOR PLAN:



1ST FLOOR  
APPROX. FLOOR  
AREA 277 SQ. FT.  
(25.7 SQ. M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 270 SQ. FT.  
(25.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 547 SQ. FT. (50.8 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

GALLERY:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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  
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)