



32 Beacon Road, Romiley, Stockport, Cheshire SK6 3ET

£330,000 subject to contract

- “Show Home” Presentation
- Impressive 4-bedroom Detached House
- High Specification, Fixtures & Fittings
- Spectacular Bi-fold doors Opening on to the Patio
- High-gloss White Fitted Kitchen
- Granite Worktops & Integrated Appliances
- Master bedroom with en-suite shower room
- 4 DOUBLE bedrooms
- Luxury family Bathroom & ground floor WC
- Integrated Garage with Remote Door
- Double Width Driveway & Landscaped Gardens
- Vacant Possession - quick completion available

**O'Connor
Bowden**

www.oconnorbowden.co.uk

Estate Agents, Lettings & Management

Telephone: **0161 406 0044**

PROPERTY DESCRIPTION:

***THIS IS NOT AN AVERAGE MODERN HOME *** The well-planned accommodation is flooded with natural light, is presented to 'show home' standards and benefits for fixtures and fittings. With 4 DOUBLE size bedrooms and a large living area with full width Bi-fold doors opening onto the rear patio area and landscaped garden beyond ensures this property will appeal to a variety of buyers. Our motivated Seller has priced the property to attract a quick sale and as the chain is complete a quick completion can be offered and arranged.

The property benefits from: an energy efficient gas central heating system; double glazing; oak effect internal doors; an intruder alarm system; landscaped gardens and a double width brick paviour driveway. The property was built in 2015 and has the remainder of a ten-year build warranty.

The accommodation comprises; ENTRANCE HALLWAY, KITCHEN white gloss fitted units, granite worktop surfaces and integrated appliances, ground floor WC/ Cloaks, spacious LIVING ROOM with bi-fold doors flooding the area with natural daylight and opening the full width of the room onto the patio and garden. On the first floor there is; LANDING, MASTER BEDROOM with fitted wardrobes and EN-SUITE shower room with natural light from a sun well in the roof, THREE FURTHER DOUBLE SIZE BEDROOMS and an impressive family BATHROOM with shower enclosure and bath and feature roof window allowing natural light and privacy. The GARAGE is integrated and can be accessed from the hallway and features plastered walls and a 'remote control' vehicle access door. A double width block paved drive provides off road parking. The rear garden is of a generous size and not directly overlooked.

The property is located in a popular and established residential location with a local park close by and schools for children of all ages in what many people would consider as walking distance. The local primary school has been OFSTED outstanding for a number of years.

ACCOMMODATION:

Ground Floor

Entrance Hall:

Entrance door. Oak effect panelled doors to kitchen, living room, garage and ground floor WC. Spindle staircase to first floor landing. Walk in under stairs storage cupboard. Central heating radiator.

Kitchen 3.41m x 2.43m

Fitted with a range of white gloss finish wall, drawer and base units, granite work surfaces with upstand and stainless-steel sink unit with mixer tap. Built in five burner gas cooking hob with splash back and extractor canopy with hob light. Built in combi microwave and conventional oven. Integrated fridge/ freezer, dishwasher and washing machine. Concealed under unit task lighting. Large format 'hi-shine' floor tiles. uPVC double glazed window to front.

ACCOMMODATION:

Living Room: 6.56m x 6.10m (Maximum Measurement)

Spectacular feature bi-fold doors to the rear patio and garden area. uPVC double glazed window to side. Inset spotlights to ceiling, central heating radiator.

Ground Floor WC: 1.82m x 0.99m

White suite with chrome fittings comprising: Wash hand basin with mixer tap set into a vanity unit with cupboard under and low-level WC. Tiled floor surface. Extractor fan.

First Floor

Landing:

Oak style spindle balustrade. Oak effect panelled doors to bedrooms, bathroom and airing cupboard. uPVC double glazed window to side.

Master Bedroom (Bedroom One): 3.71m Max x 3.41m

Mirror front fitted wardrobes to one wall with garment rails and shelving. Oak effect panelled door to en-suite shower room. uPVC double glazed window to front. Central heating radiator.

En Suite Shower Room: 2.17m x 1.45m

Fitted with a modern white suite with chrome fittings comprising: Shower enclosure, pedestal wash hand basin and lo-w level WC. Wall and floor tiling. Sun tunnel providing natural light. Extractor fan. Towel rail radiator.

Bedroom Two: 4.34m x 2.96m (Maximum Measurement)

uPVC double glazed window to rear. Central heating radiator.

Bedroom Three: 3.43m x 3.05m

uPVC double glazed window to front. Central heating radiator.

Bedroom Four: 3.50m x 2.89m

uPVC double glazed window to rear. Central heating radiator.

Bathroom: 2.74m x 1.82m (Maximum Measurement)

Fitted with a white suite with chrome fittings comprising of: Panelled bath with feature mixer waterfall tap, shower enclosure, wash hand basin and low-level WC. Double glazed roof window. Inset spotlights to ceiling. Towel rail radiator.

External

Garage: 5.67m x 2.69m

Up and over 'remote control' vehicle door. Power points and lighting. Wall mounted central heating / hot water boiler. Access door from house.

Driveway: Block paved double width driveway to the front of the property.

Gardens: Front garden area with well stocked borders, decorative gravel and paved path to gate to rear garden. Rear garden with paved patio, lawn, two garden sheds and paved side access with bin storage area. Fenced boundaries.

PROPERTY INFORMATION:

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B.

COUNCIL TAX BAND:

The Council Tax band is E.

SUBJECT TO CONTRACT SALE TERMS:

This property is offered for sale by means of private treaty and on subject to contract terms.

POSSESSION TERMS:

This property is offered with vacant possession on completion.

TENURE:

It is assumed the property is subject to a long Leasehold title with an initial lease term of circa 999-year lease and subject to a fixed ground rent of no more than £10.00 pa or that the property will be Freehold and free of rent. Confirmation will be provided by the seller's solicitors before contracts are entered.

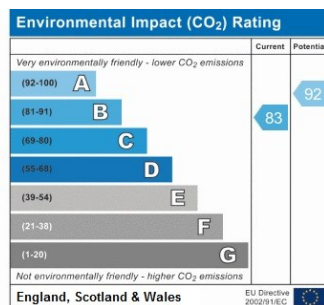
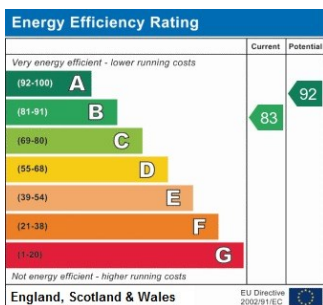
SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment through O'Connor Bowden. For all enquires and viewing appointments, please telephone 0161 406 0044.

“This is not your average modern home — internal viewing highly recommend”



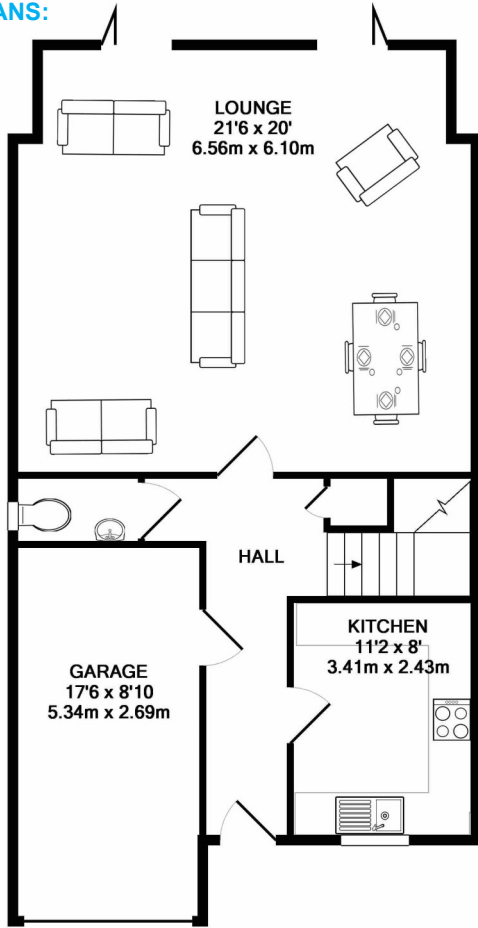
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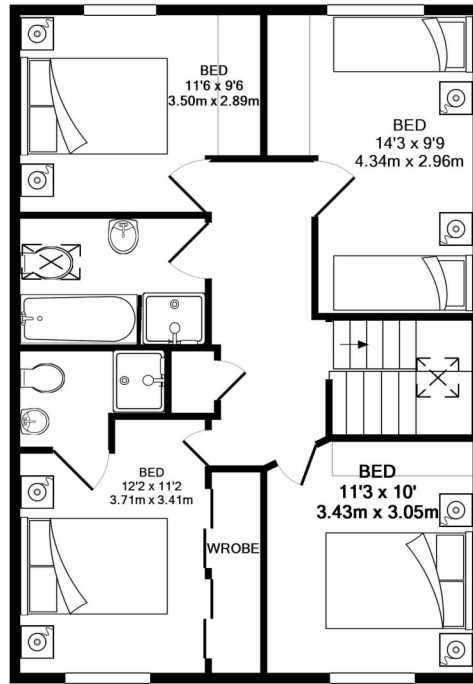
GALLERY:



FLOOR PLANS:



GROUND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 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
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About O'Connor Bowden:

O'Connor Bowden is a group of privately owned companies providing client services in Lettings, Property Management, Estate Agency, Property Investment, Development, PRS Fund Management, Building Management & Maintenance.

Our Service:

Since 2003, our focus has been people, their homes and their property investments. Our role is quite simple, we assist with or need of a property, from finding a new home, selling a development or investing in the future.

Letting & Management:

We manage an extensive range of homes and properties throughout Greater Manchester and Cheshire., let to Professional and Corporate Tenants.

Estate Agency:

Our Estate Agency services will help you sell your home quickly and efficiently.

Thinking of selling your home, arrange a free valuation NOW!

Investment Property:

Since 2003 O'Connor Bowden has sourced and sold 1,000s of new build and re-sale residential investment properties in Manchester and Cheshire to UK landlords and investors.

Developments:

We act for and often partner developers to manage pre-sales, off-plan sales and site sales of new-build property to investors and homeowners.

Call us?

If you have property requirement, selling, purchasing, letting or managing, please contact Stephen Bowden or Tracey Bowden for free friendly informal advice—0161 406 0044.

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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