



Guywood Lane, Romiley, Stockport, Cheshire SK6 4AW

£385,000

- Extended Family Home
- Four Bedrooms
- Period Features
- Modern Open Plan Living
- Beautifully Presented
- Stunning Views
- Popular Location
- Close To Amenities

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**O'Connor
Bowden**

Romiley 0161 406 0044

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

This substantial semi detached home combines traditional period features with modern enhancements and offers generously proportioned rooms throughout along with a good sized rear garden with far reaching views. The accommodation is beautifully presented throughout and many of the rooms have double aspect windows providing lots of natural light. The property is situated towards the top of Guywood Lane in central Romiley providing great access to the train station, local independent shops and eateries and the very popular primary school.

The accommodation comprises of: Entrance hall with spindle staircase, lounge with original features, impressive family room incorporating an additional lounge area, space for dining, a contemporary white gloss kitchen with integrated appliances and access to the cellar. French doors open out onto a decked area with steps that lead to a low maintenance garden on a lower level.

Up to the first floor and there are two double bedrooms both with fitted wardrobes, a single bedroom and the modern family bathroom which are all very well presented. A second staircase leads to the fourth bedroom again with fitted wardrobes and with large roof windows providing plenty of natural light, an en-suite shower room and a 'refreshment area' including a mini fridge.

The property is beautifully decorated throughout providing a contemporary finish complimenting the many period details such as cornices and picture rails. The original sash windows to the front of the property have been refurbished and all feature leaded lights. The windows and patio doors to the rear are all uPVC double glazed and electric central heating is installed.

An internal inspection is necessary and recommended to fully appreciate the condition and presentation of the accommodation offered

ACCOMMODATION:

Ground Floor:

Entrance Hallway – 1.82m x 4.29m

Oak coloured composite front door surrounded by double glazed frosted glass window panels, dark grey ceramic floor tiles, carpeted stair case with wooden spindles, ceiling cornice, single pendant light fitting, radiator.

Lounge – 3.80m x 4.43m (into bay window)

Original bay sash windows with leaded lights, uPVC double glazed frosted glass full length window to side elevation, light oak laminate flooring, chimney breast with feature fire surround, ceiling cornice and picture rails, single pendant light fitting, radiator.

Open Plan Family Room

Kitchen area – 1.82m x 5.72m

White gloss base and wall units with stainless steel handles and grey granite composite one and a half sink unit with professional style chrome mixer tap. Integrated appliances including fridge/freezer, washing machine, dishwasher, microwave, additional fridge, electric fan oven and grill, ceramic hob. White and black 'brick' style wall tiles, dark grey ceramic floor tiles, 'Velux' style roof light, flush ceiling spot lights. Door leading to the cellar. Single step down to dining area.

Living area – 3.33m x 4.39m

Chimney breast featuring a wall mounted electric fire with a flat black glass fascia, uPVC double glazed frosted full length windows to either side of chimney breast, ceiling cornice, carpet, single pendant light fitting, radiator. Single step down to dining area.

Dining area – 3.33m x 3.06m

White uPVC double glazed patio doors leading to the outside decking, 'Velux' style roof light, slate effect laminate flooring, flush ceiling spot lights, radiator

Cellar – 4.51m x 3.64m (to the widest points)

Stairs from kitchen area, cellar window, electric boiler, power and lighting.

First Floor

Stairs and landing with wooden spindled balustrade, carpet, single pendant light fitting.

Bedroom One – 3.09m (to wardrobes) x 4.50m (into bay window)

Original bay sash windows with leaded lights, ceiling cornice and picture rails, full length fitted wardrobes, two single pendant light fittings, carpet, two radiators,

Bedroom Two – 3.62m (to widest point) x 3.38 (to wardrobes)

Large uPVC double glazed window with views, picture rails, full length fitted wardrobes, single pendant light fitting, carpet, radiator.

Bedroom Three – 1.83m x 2.58m

Original sash window with leaded lights, bi-fold door, single pendant light fitting, carpet, radiator.

Family Bathroom – 1.97m x 1.83m

uPVC double glazed window with opaque glass, part tiled walls, black ceramic floor tiles, modern white three piece bathroom suite comprising; low level WC, wash hand basin, 'P' shaped bath with electric shower and glass screen. Concealed bathroom light fitting, chrome towel radiator.

Second Floor

Stairs with wooden spindled balustrade, carpet leading to:

Landing – 1.99m x 2.00m

'Velux' style roof light, light oak effect laminate flooring, flush ceiling spot lights, radiator, refreshment area including oak effect units housing a mini fridge and sink, three cupboards and a set of drawers. Power for appliances.

Bedroom Four – 3.85m (to widest point and to wardrobes) x 5.45m (to widest point)

uPVC double glazed window to front elevation, 'Velux' style roof light to rear with views, carpet, flush ceiling spot lights, four way chrome spot lights, full length glass fronted fitted wardrobes, two radiators, access to loft space.

En-suite Shower Room – 1.42m x 2.00m

Fully tiled in beige wall and floor tiles, flush ceiling spot lights, low level WC, wash hand basin with storage, large enclosed glass shower cubicle.

Outside

The front of the property has an entrance pathway leading to the front door. The walled front garden is gravelled with a privet hedge and provides access around the side of the house. A large decked platform with steps leading to the garden containing low maintenance borders with mature shrubs and bushes creates the outside space to the rear with far reaching views.

LOCATION:

The property is within easy walking distance to Romiley village, which offers a range of shops, restaurants and recreational facilities. Romiley Primary School is within walking distance and the property is in the catchment area for Marple Hall High School. The house is situated very close to Romiley Cricket Club and Romiley Golf Course as well as being on the edge of the areas open countryside including the Peak Forest canal, Werneth Low and Etherow Country Parks.

Romiley railway station provides commuters with easy access to Manchester City Centre, neighbouring Marple and the local Peak District. The Northwest motorway access points can be found at nearby Stockport and Bredbury junctions and Manchester Airport is approximately 12 miles away.

DIRECTION:

From our Romiley Office which is located on the corner of Compstall Road and Guywood Lane, continue up Guywood Lane and the property can be found on the right hand side.

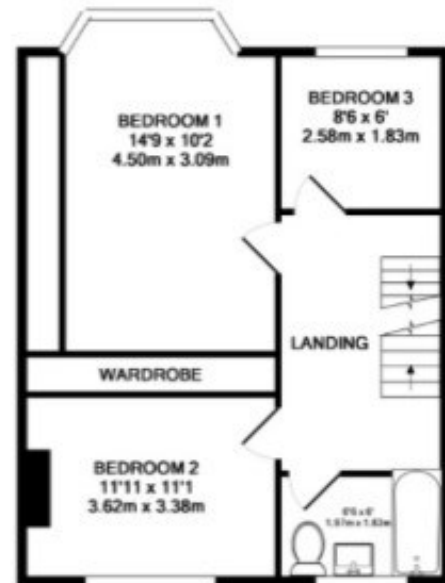
ENERGY PERFORMANCE CERTIFICATE:

The property is currently registered with EPC Band

FLOORPLANS:



GROUND FLOOR



2ND FLOOR
APPROX. FLOOR
AREA 237 SQ. FT.
(22.0 SQ. M.)

TENURE:

We believe the Tenure to be Freehold . To be confirmed by the sellers solicitor.

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 services.

VIEWING ARRANGEMENTS:

To arrange an appointment to view the property, please contact our Romiley Office:

0161 406 0044 or email - romiley@oconnorbowden.co.uk

GALLERY:



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:

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