

ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice to 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 re-mortgaging.

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.

The 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:

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



Kinder Grove, Romiley

£169,950

- Semi-detached property
- Three bedrooms
- Lounge
- Kitchen/diner
- Integrated appliances
- NO ONWARD CHAIN
- Shower room
- Off road parking
- Good sized garden
- Gas central heating



0161 406 0044

www.oconnorbowden.co.uk

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PROPERTY DESCRIPTION:

****NO ONWARD CHAIN**** Ideal three bedroom family home located in a popular residential area within the catchment band for Romiley Primary and Marple Hall Secondary Schools. The property features double glazing, gas central heating and well maintained garden areas to the front and rear with off road parking provided by a gated driveway. Additionally the property benefits from the open plan kitchen and dining room arrangement that many families are looking for.

The accommodation comprises of: Entrance porch, entrance hall, lounge, open plan kitchen/dining room with French doors to the rear garden, first floor landing, three good size bedrooms and shower room.

The property is situated in an increasingly popular area of Romiley, close to Tangshutt fields with its designated safe to school walk to the popular Romiley primary school. The property is located just off Compstall Road where bus services run into Marple and Stockport Centres and neighbouring districts. The railway station in Romiley village provides a commuter service in Manchester and Sheffield.

ACCOMMODATION:

Entrance Porch – 2.00m x 0.93m (6'6 x 3'0)

White double glazed uPVC door and white double glazed uPVC led windows; grey ceramic floor tiles.

Lounge – 4.50m x 3.79m (14'9 x 12'5)

White double glazed uPVC led windows; beech effect laminate flooring; living flame gas fire with wooden fire surround; double panelled radiator with thermostatic control; single pendant light fitting; TV aerial; telephone socket.

Kitchen / Diner – 5.44m x 3.79m (17'10 x 12'5)

White double glazed uPVC side door; white double glazed uPVC window; white double glazed uPVC French doors leading to the garden; cream ceramic floor tiles; part tiled walls; 10 x flush ceiling spot lights; double radiator with thermostatic control; beech effect kitchen units with brown/black mottled work surface; space for integrated fridge/freezer; integrated appliances including washing machine, dishwasher, electric fan oven, electric grill, gas hob, stainless steel extractor and stainless steel one and half drainer sink with chrome mixer tap. Under-stair cupboard with electric.

Stairs & Landing

White double glazed uPVC window to landing; carpet; banister rail; loft access; cupboard housing combi boiler.

Bedroom One – 3.83m x 3.62m (12'7 x 11'11)

White double glazed uPVC led window; carpet; central light fitting; double panelled radiator with thermostatic control; TV aerial.

Bedroom Two – 3.32m x 2.81m (10'11 x 9'3)

White double glazed uPVC window; beech effect laminate flooring; central light fitting; double panelled radiator with thermostatic control; TV aerial.

Bedroom Three – 2.55m x 2.46m (8'4 x 8'1)

White double glazed uPVC window; beech effect laminate flooring; central light fitting; double panelled radiator with thermostatic control.

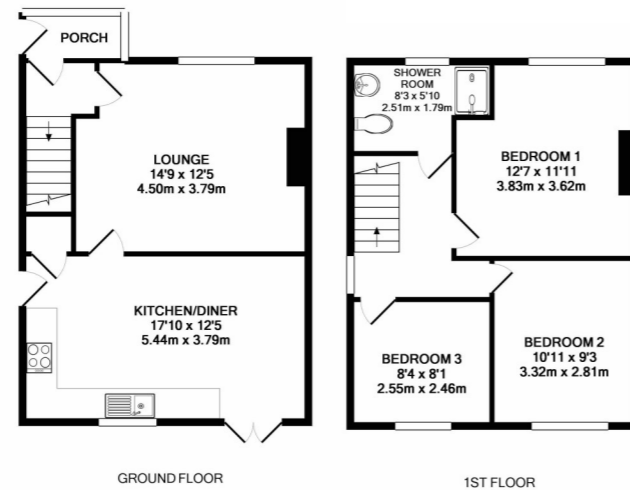
Shower room – 2.51m x 1.79m (8'3 x 5'10)

White double glazed uPVC window with opaque glass; white ceramic wall and floor tiles; chrome towel radiator; white low level WC; white wash hand basin with underneath storage unit; walk-in shower unit with electric shower.

Outside

To the front is a gated flagged driveway with a low maintenance gravelled garden. Currently there is off road parking for one vehicle but it could be extended further back to create additional parking. The rear garden can be accessed externally via the side gate. The French doors in the kitchen/diner lead directly onto a paved patio which in turn drops on to the lawned garden with well stocked mature borders.

FLOOR PLANS:



EPC:

TENURE:

Freehold

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.

