



30 Catherine Road, Romiley, Stockport, Cheshire SK6 3DH

£250,000

Subject to contract

- 3 Bedroom Semi-detached House
- Beautifully Presented
- Immaculate Decoration
- Dual Aspect Lounge
- Spacious Open-Plan / flexible Living rooms
- Kitchen with easy possibilities of Extending, subject to planning
- 2 double sized bedrooms & 1 single bedroom
- Bathroom with separate WC
- Private rear lawn Garden
- Driveway
- Attached Garage with internal courtesy door
- Hardwood Double Glazed Windows

**O'Connor
Bowden**

Estate Agents, Lettings & Management

www.oconnorbowden.co.uk

Telephone: **0161 406 0044**

PROPERTY DESCRIPTION:

A beautifully presented 3-bedroom semi-detached house, which has been in the same ownership since near construction, dating back to 1959. Cosmetically, this home has been well-cared for and meticulously maintained alongside continual upgrades and improvements. As expected from a home of this era, the internal space delivers well-proportioned room sizes in conjunction with versatile, family living accommodation. In this case, a perfect provision providing either a dual aspect open-plan living room or offering the flexibility of two separate reception rooms, each with separate access. Catherine Road and the surrounding roads in Bredbury Green, Romiley are highly sought after. Furthermore, to make this home even more appealing, the property is situated on the preferable side of the road, not directly overlooked at the rear.

This property is exceptionally well presented and decorated, offering ready to move into accommodation to any potential buyer yet providing scope for upgrades to suit the buyers needs and taste.

The most appealing benefits include; a driveway leading to a usable attached garage with roof void storage and internal courtesy door and a utility room built to the side of the kitchen, providing an ideal opportunity to extend the kitchen without encroaching into the garden, subject to appropriate planning permission.

The accommodation briefly comprises;

GROUND FLOOR: Entrance Porch, Hallway with access staircase to the first floor, Dual aspect Lounge / Dining Room with a feature fireplace. Fitted Kitchen, separate Utility room to the side.

FIRST FLOOR: Landing with loft access and staircase window; Two Double Bedrooms and good size single bedroom. Original bathroom and a separate WC.

EXTERNAL: Front garden with shrubbery and stone garden walling, with driveway leading to an attached brick garage. The rear garden is a private and enclosed garden with lawn and paving.

ACCOMMODATION:

Ground Floor:

Entrance Porch:

White uPVC double glazed porch with double doors and opaque glass.

Hallway: 3.48m x 1.80m

Internal wooden door with glass side panels; carpet, storage heater, single pendant light fitting, telephone point, under-stair cupboard.

Lounge: 4.46m x 3.69m (into bay window)

Hardwood double glazed bay window to the front of the property; electric feature fire set in a mahogany effect surround with ornate tiles and brass work; carpet flooring; storage heater; single pendant light fitting, two wall lights, TV aerial. Archway to:

Dining Room: 3.48m x 2.87m

Hardwood double glazed window to the rear; carpet flooring; storage heater.

NB: The living area is currently open plan. Both the lounge the dining room have separate access doors allowing for two separate rooms if required.

Kitchen: 3.23m x 2.62m (max)

Fitted with a comprehensive range of white wall and base units with worktop surfaces over; Single drainer stainless steel sink unit; free-standing electric cooker with extractor fan over. Hardwood double glazed window to the rear; door leading into the utility room; under stair storage cupboard; vinyl flooring; florescent light fitting; Dimplex electric heater.

Utility Room: 2.38m x 1.70m

uPVC white double-glazed window and door leading to the rear garden; plumbing for washing machine; extractor fan; flush concealed light fitting; built-in storage cupboards; vinyl flooring; uPVC door to garage.

First Floor:

Landing:

Hardwood double glazed window to side elevation; wooden spindle banister; access to loft; carpet floor covering.

Bedroom One: 4.70m x 2.58m (into bay window and to wardrobes)

Hardwood double glazed window to the front of the property; carpet floor covering; pendant light fitting; built-in wardrobes.

Bedroom Two: 3.52m x 3.27m

Hardwood double glazed window to the rear of the property; carpet floor covering; pendant light fitting; TV aerial point

Bedroom Three: 2.31m x 1.77m (to wardrobes)

Hardwood double glazed window to the front of the property; carpet floor covering; pendant light fitting; built-in wardrobes.

Bathroom:

Fitted with the original period white bathroom suite and wall tiling; comprising; paneled bath with shower over and wash hand basin. Carpet flooring; and basin; heater/light fitting; hardwood double glazed window to the rear.

Separate WC:

White low-level WC; tiled walls; concealed light fitting; carpet flooring; hardwood double glazed window to the side.

Outside:

Garage:

Integral with access to/from the utility room, up & over garage door, lighting and power.

Front Garden – Front garden with shrubbery and stone garden walling, with driveway leading to an attached brick garage.

Rear Garden – Access from the side of the property. The rear garden is a private enclosed garden with lawn boarded by paving and well stocked borders. There is also a timber garden shed.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band TBA

COUNCIL TAX BAND:

To be confirmed.

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:

We understand the property is Freehold and free of rent. Confirmation will be provided by the seller's solicitors before contracts are entered.

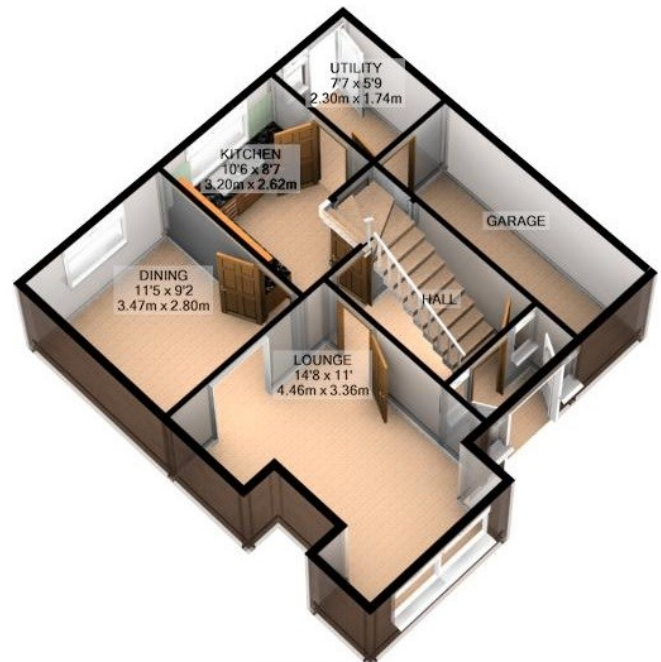
SERVICES:

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

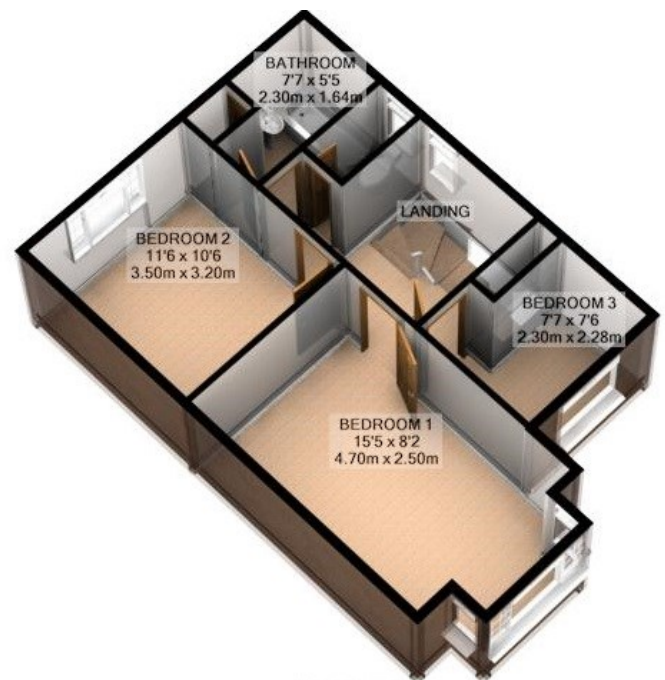
VIEWING ARRANGEMENTS:

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

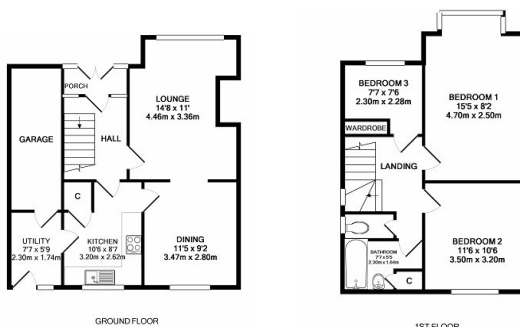
3D FLOOR PLANS:



GROUND FLOOR



1ST FLOOR



GROUND FLOOR

1ST FLOOR

GALLERY:



External



Lounge



Lounge



Dining Room



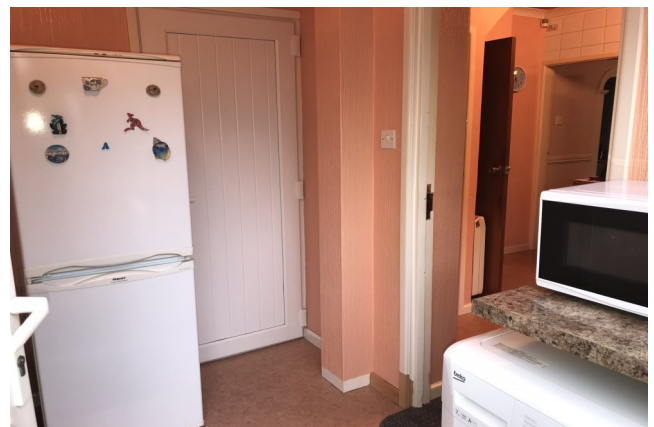
Dining Room



Kitchen



Kitchen



Utility Room

GALLERY:



Master Bedroom



Bedroom 2



Bathroom



Hallway

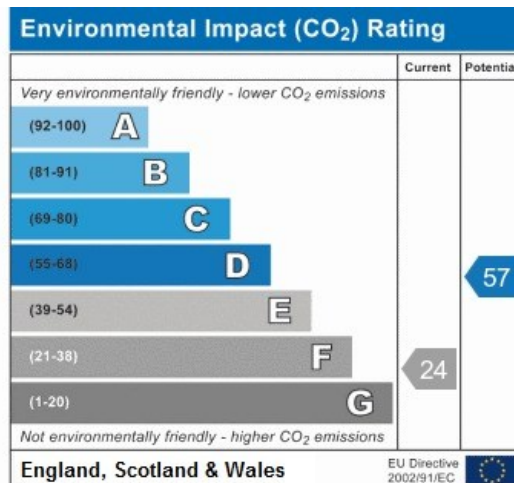
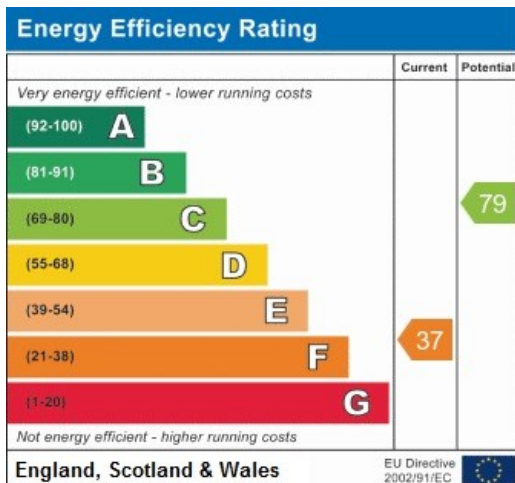


Rear Garden



Garage

EPC:



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 excluded