



8 Heys Avenue, Romiley, Stockport, Cheshire SK6 4HY

Offers in excess of £175,000

Subject to contract

- Large Conservatory Extension
- 2 Bedroom Semi-detached House
- UPVC Double Glazing
- Gas Central Heating
- Re-fitted Shower Room
- Long Rear Garden
- Workshop / Storage Shed (former garage)
- Treelined Cul-de-sac
- Popular area of Romiley
- Ideal for First Time Buyer / Smaller Family

**O'Connor
Bowden**

www.oconnorbowden.co.uk

Estate Agents, Lettings & Management

Telephone: **0161 406 0044**

PROPERTY DESCRIPTION:

A traditional 2 bedroomed semi-detached house located in a treelined cul-de-sac position in a popular area of Romiley, complemented by an impressive recent conservatory extension, which extends across the entire rear of the property with a sizable internal measurement of approximately 5.6m x 3.8m. The property further benefits from; a long rear garden, a workshop / storage shed created from the former garage building, UPVC double glazing and gas central heating.

This home is ideal for the first-time-buyer and small family looking for larger living accommodation.

The accommodation briefly comprises;

GROUND FLOOR: Entrance HALLWAY with staircase to the first floor, LOUNGE to the front of the property, KITCHEN / DINING space, opening onto a CONSERVATORY extension, making a large family room area.

FIRST FLOOR: LANDING, 2 BEDROOMS and a recently re-fitted shower room with a Bath Cabin Room / Shower Cubical enclosure.

EXTERNAL: Lawn front garden with boundary walling, driveway and path leading to the side and rear of the property. A long lawn rear garden. The former garage (approximately 6.5m x 3m) has retained its up & over door and side garden door and is currently used as a workshop / store.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Composite front door, staircase to the first floor and access to the lounge.

Lounge: 4.05m x 4.04m

UPVC double glazed window to the front of the property, tiled fireplace surround with ornamental fire insert, picture rail, timber effect flooring, telephone socket.

Kitchen with Dining Area: 5.05m x 2.32m

Fitted with a range of 'Beech effect' units comprising; 5 wall and 7 base cupboards with grey worktop surfaces over with tiled splash backs and an inset sink unit. Space for cooker, tall fridge / freezers, plumbing and space for an automatic washing machine and slimline dishwasher. Recent 'Worcester' central heating boiler, ceiling light fittings, under stair storage cupboard, double radiator, 'timber effect' flooring. Opening leading into: -

Conservatory: 5.67m x 3.88m

Large UPVC conservatory with part solid side walls, double opening doors onto the rear garden and a clear glass roof, which the seller has advised has solar and thermal protection glass. Used as a family room, as an extension to the family kitchen and dining area, the room has; an electric panel radiator and a television point.

First Floor:

Landing:

UPVC double glazed window to the side of the property.

Bedroom 1:

UPVC double glazed window to the front of the property. Built in wardrobes with sliding doors, radiator.

Bedroom 2:

UPVC double glazed window to the rear of the property. Radiator.

Bathroom/WC:

Re-fitted shower room with a Bath Cabin Room / Shower Cubical enclosure. Low level WC, vanity wash hand basin, electric towel rail, wall tiling, UPVC double glazed window to the side of the property.

External:

Front Garden: Lawn front garden with boundary walling, driveway and path leading to the side and rear of the property.

Rear Garden: A long lawn rear garden.

Workshop / Store: The former garage (approximately 6.5m x 3m) has retained its up & over door and side garden door and is currently used as a workshop / store.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently E.

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:

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.

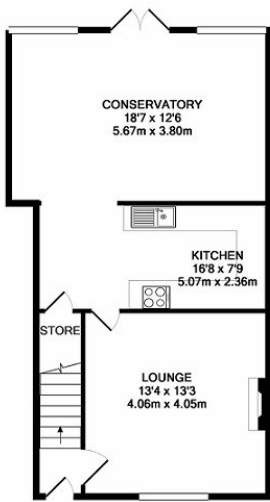
SERVICES:

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

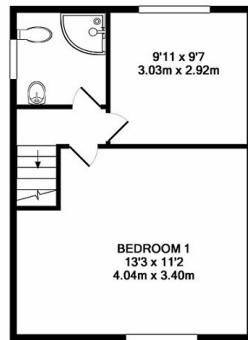
VIEWING ARRANGEMENTS:

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

2D FLOOR PLANS:

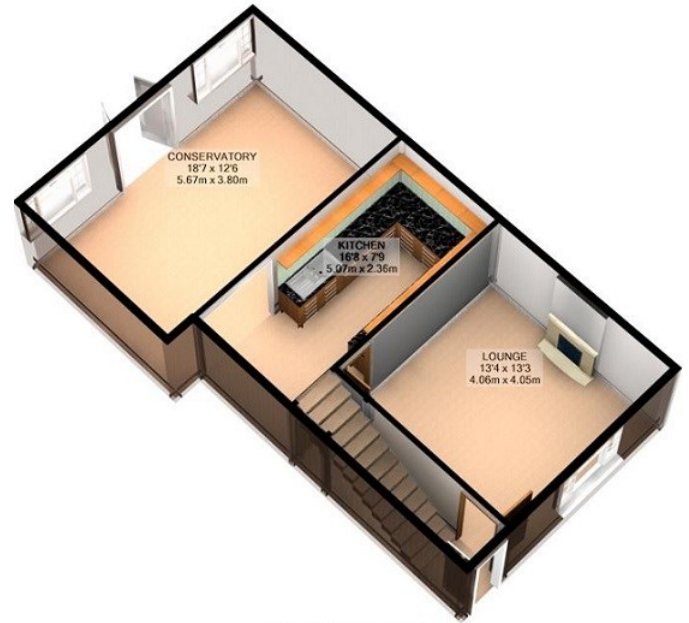


GROUND FLOOR

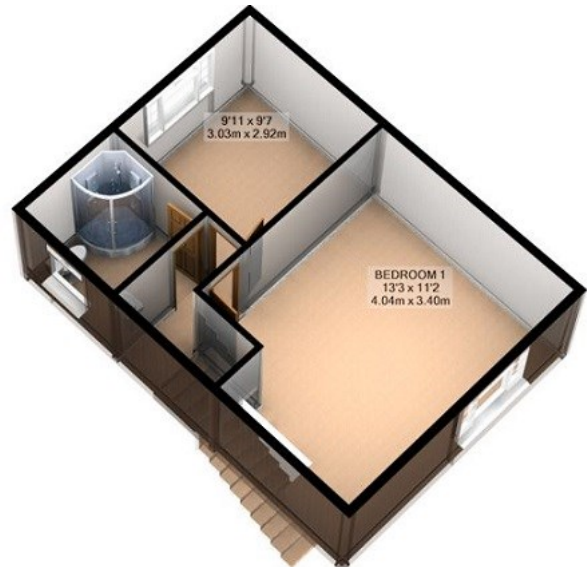


1ST FLOOR

3D FLOOR PLANS:



GROUND FLOOR



1ST FLOOR

GALLERY:



“Fabulous Conservatory extending across the entire rear of the property”

GALLERY:



Lounge



Lounge



Dining Kitchen



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Shower Cabin

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