



**153 Compstall Road, Romiley, Stockport, Cheshire SK6 4JA**

**£240,000**

- Tradition 3 Bedroom House
- Light Refurbishment Opportunity
- Large Rear Garden
- 2 Reception Rooms
- Gas Central Heating
- Period Window Frames to the front of the property
- uPVC Double Glazing to the rear of property
- Driveway
- Detached Garage Space

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**O'Connor  
Bowden**

**Romiley 0161 406 0044 Marple 0161 427 2971**

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## PROPERTY DESCRIPTION:

An attractive, traditional designed 3 bedroom semi-detached house boasting an impressive sized rear garden and many original internal period features, which complements the character of this family home.

The accommodation briefly comprises; open entrance porch way; entrance hall approached through an arched front door and providing access to all ground floor rooms and the staircase leading to the first floor; two separate reception rooms, with sliding dividing doors to create the option of an open plan living space; breakfast room leading to a fitted kitchen. On the first floor there is a landing; 3 bedrooms; family bathroom and a separate WC.

Externally the property benefits from a large, mainly rear garden, mainly laid to lawn and providing a fabulous outside space for all the family. The property is set back from the road by a grass verge on the public pavement and front lawn garden with walling and fencing. The house is approached along a 3 / 4 car driveway, leading also to a garage area at the side of the house.

Home improvements have been made to the property over the years, including the installation of gas central heating boiler and uPVC double glazed windows to the rear of the house. This property provides a fabulous opportunity for a discerning purchaser to undertake sympathetic improvements to accommodate the modern day family living requirements of 2015. In addition to potential cosmetic improvements there is also the possibility to extend the property, subject to the appropriate planning permission being granted.

For the growing family, the property is situated in the school catchment areas of Romiley Primary School and Marple Hall High School. Local Catholic education is available at nearby St Christopher's RC Primary School and Harrytown Catholic High School.

## GROUND FLOOR:

### Open Entrance Porch

#### Entrance Hall – 3.78 x 2.24 (12 4 x 7 4)

Feature arched timber entrance, Original leaded glass windows to the front and rear, period timber panelling to the walls, double radiator, staircase to first floor with under staircase cloaks and storage cupboard, access doors to two reception rooms and breakfast room.

#### Lounge – 4.35 x 3.33 (14 3 x 10 11)

uPVC double glazed door and windows leading to the rear garden; brick and tile fireplace surround, radiator, ornamental ceiling beams, plate rack, TV aerial lead.

#### Dining Room – 4.35 into bay x 3.33 (14 3 x 10 11)

Deep walk-in bay window with period timber frame and leaded glass windows, double radiator, built in alcove cupboard.

**NB:** There are double sliding glazed doors which can be used to separate or divide the lounge and dining room

#### Breakfast Room – 2.24 x 2.23 (7 4 x 7 3)

uPVC double glazed bay window to the side of the property, radiator, tiled floor covering, step leading to kitchen area.

## GROUND FLOOR Continued:

### Kitchen – 2.58 x 2.06 (8 5 x 6 9)

uPVC double glazed window overlooking the rear garden, side access door, fitted with a range of 'white' finished wall and base cupboards comprising; 1 x double corner base cupboard, 3 x single base cupboards, 3 x single & 1 double wall cupboard. Worktop surfaces, tiled splash backs, single drainer stainless steel sink unit, gas cooker point, plumbing and space for automatic washing machine, plumbing and space for slim line dishwasher.

## FIRST FLOOR:

### Landing

Bannister handrail, window to the side of the property.

### Bedroom 1 – 4.82 x 2.70 to wardrobes (15 9 x 8 10)

uPVC double glazed window overlooking the rear garden, built in wardrobes with sliding doors to the alcoves either side of the chimney breast, radiator.

### Bedroom 2 – 3.33 x 3.33 (10 11 x 10 11)

Period timber window frame with leaded glass windows overlooking the front of the property, picture rail, radiator.

### Bedroom 3 – 2.32 x 2.25 (7 7 x 7 4)

Period timber window frame with leaded glass windows overlooking the front of the property, radiator.

### Bathroom

uPVC double glazed window overlooking the rear of the property, fitted with a period white enamel panel bath with electric shower over and matching wash hand basin, half tiled walls, electric towel heater, airing cupboard housing a combi water and central heating boiler.

### Separate WC

Low level WC, half tiled walls, window overlooking the side of the property.

## OUTSIDE:

### Driveway

Driving providing parking for 3 to 4 vehicles

### Garage

The garage is a timber framed garage in need of repair

### Front Garden

Laid to lawn with established boarders and brick garden wall on the boundary.

### Rear Garden

An impressive large rear garden. A small patio leads from the house to a main lawn garden flanked with mature hedgerow and bushes. A pathway leads past a mature conifer tree to second lawn garden with mature boarders. A third section of the garden is ideal area to extend the lawn or create a screened vegetable patch.

## LOCATION:

For the growing family, the property is situated in the school catchment areas of Romiley Primary School and Marple Hall High School. Local catholic education is available at nearby St Christopher's RC Primary School and Harrytown Catholic High School.

Local amenities are available at nearby Romiley village including shops, restaurants and public houses.

For commuters, the M60 motorway network is approximately 3 miles away and Romiley railway station is located in the centre of village, allowing travel to Manchester City Centre within thirty minutes.

Its convenient location to open countryside has made Romiley renowned for outdoor pleasure pursuits with nearby access to Werneth Low Country Park, Chadkirk Woods, the Peak Forest Canal and one of Stockport most visited locations, the nearby Etherow Country Park in nearby Compstall.

## DIRECTION:

From our Romiley Office, proceed along Compstall Road, through Romiley village centre towards Compstall. Passing the historic Stock Dove Inn on your right hand side, continue for 1/4 mile. The property is located on the left hand side, shortly after the road junction with Roundcroft.

## ENERGY PERFORMANCE CERTIFICATE:

The property is currently registered with EPC Band TBA

## TENURE:

To be confirmed by the sellers solicitor.

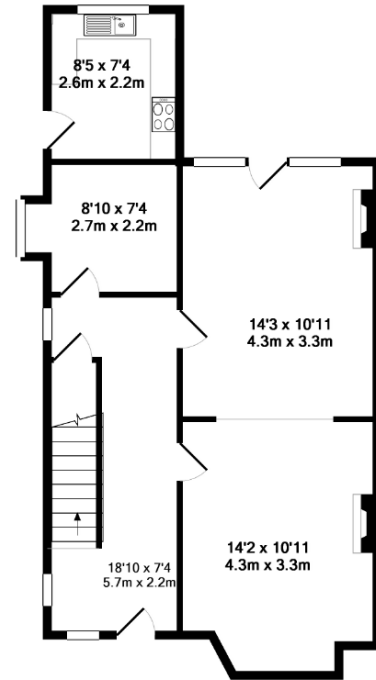
## SERVICES:

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.

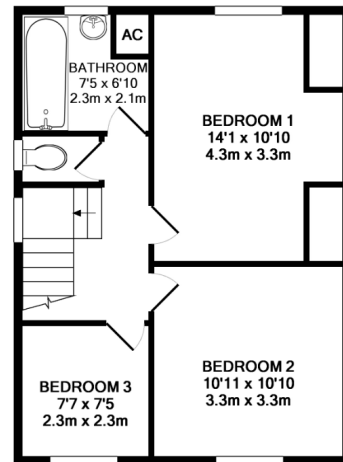
## VIEWING ARRANGEMENTS:

To arrange an appointment to view the property, please contact our Romiley Office: **0161 406 0044** or email [romiley@oconnorbowden.co.uk](mailto:romiley@oconnorbowden.co.uk)

## FLOORPLANS:



GROUND FLOOR  
APPROX. FLOOR  
AREA 559 SQ.FT.  
(51.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)



GALLERY:

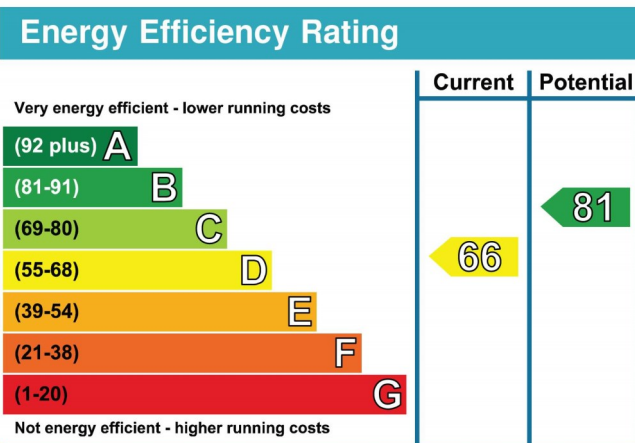




**GALLERY:**



**EPC:**



## 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 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.

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



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