



## St John's Close, Romiley

**£215,000**

- Detached 'true' bungalow
- Cul-de-sac position
- Two double bedrooms
- Shower room
- Off road parking for several vehicles
- Double glazing
- Gas central heating
- Detached garage

**Sales**

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Property Management

**O'Connor  
Bowden**

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

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## PROPERTY DESCRIPTION:

**VIEWING ESSENTIAL** Well presented detached two bedroom 'true' bungalow in a quiet cul-de-sac location with a separate garage and low maintenance gardens to front and rear. Situated in a much sought after location within close proximity to all amenities.

This accommodation briefly comprises; an external porch leading to the entrance hallway; lounge with front and rear aspect; kitchen / diner; shower room; two double bedrooms with one having fitted wardrobes. Also benefitting from double glazing throughout and gas central heating.

To the outside is a gravel driveway with parking for several vehicles leading to the single garage and gated access to the rear garden which is paved with gravel borders, mature planting and pots.

EPC Band D

This extended property is situated in a very popular residential area of Romiley and is a short distance from the centre of the village where all amenities can be found including shops, post office, banks, restaurants and local theatre. Romiley swimming pool and fitness gym is a ten minute walk away and there are plenty of other fabulous walks on the door step including the Peak Forest Canal, Chadkirk Country Estate and Etherow Country Park. Romiley train station can deliver you to Manchester in twenty minutes and the M60 ring road serving the north west motorway network is two miles away.

## ACCOMMODATION:

### Ground floor:

#### Porch – 1.6m x 1.82m (5' 2" x 5' 11")

Double glazed windows and door, inner sliding double glazed door leading to hallway, vinyl flooring.

#### Hallway – 3.39m (at widest point) x 1.93m (at widest point) (11' 1" x 6' 3")

Alarm system, radiator, carpet.

#### Lounge – 3.33m x 4.83m (10' 11" x 15' 10")

Double glazed leaded window to front aspect, double glazed patio doors leading to rear garden, electric 'living flame' fire with marble effect surround, single pendant light fitting, radiator, carpet, telephone & aerial point.

#### Dining room – 3.00m x 2.41m (10' 11" x 7' 10")

Ornate coving and plate shelf to all walls, fluorescent lighting, radiator, carpet, opening into the kitchen:

#### Kitchen – 4.76m x 1.60m (15' 7" x 5' 2")

Two double glazed windows overlooking the rear garden, double glazed door leading to patio and rear garden, ornate coving, Beech effect 'Shaker' base and wall kitchen units with dark wood effect work top, integrated double electric oven and hob, space provided for washing machine and fridge/freezer, part tiled walls, vinyl flooring, two fluorescent lights, radiator.

### First Floor:

#### Bedroom one – 2.73m (to wardrobes) x 3.58m (8' 11" x 11' 8")

Double glazed leaded window to front aspect, fitted wardrobes and drawers, carpet, single pendant light fitting, radiator.

#### Bedroom two – 2.73m x 3.03m (8' 11" x 9' 11")

Double glazed window to side aspect, carpet, two single pendant light fittings, radiator, access to loft space.

#### Shower room – 2.37m (at widest point) x 1.78m (at widest point) (7' 9" x 5' 10")

Double glazed opaque window to side aspect, walk-in shower with glass screen, white wash hand basin, white low level WC, fully tiled, vinyl flooring, towel radiator

### Garage

Single garage with up and over front door, additional door to rear, windows, electrical power points.

### Outside

Good sized gravel driveway for several vehicles, low maintenance planted areas to front and rear with a mixture of paving and gravel.

### TENURE:

Has yet to be confirmed.

### SERVICES:

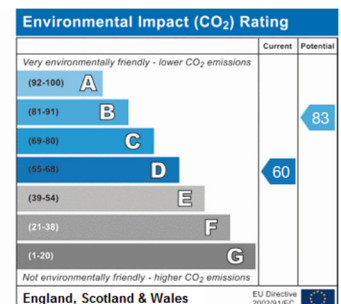
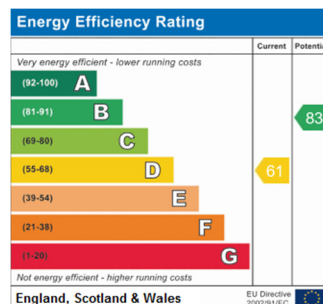
O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden 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)

### EPC:

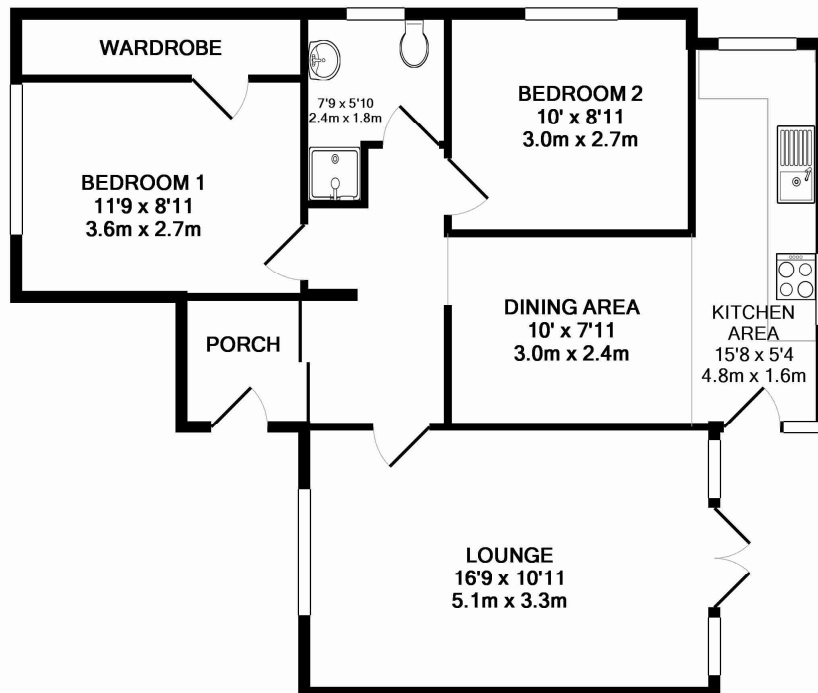
EPC Band - D



**GALLERY:**



**FLOOR PLAN:**





## 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.

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### 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.

## 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.

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#### 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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