



66 Stockport Road, Romiley, Stockport, Cheshire SK6 3AA

£127,500

- Very Deceptive Terrace House
- 2 Double Bedrooms & Potential for 3rd
- Two Separate Reception Rooms
- Vehicular Access to the Rear
- Potential to Create Off Road Parking
- uPVC double glazing
- Pleasant Good Size Garden Area
- Close to Romiley Rail Station
- Vacant and Chain Free
- High Ceilings & Some Period Features

Sales

Investment Property

Corporate Lets

Lettings

Furnishings

Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

Larger style terrace property providing spacious accommodation currently with two double bedrooms and with potential to create a third bedroom by relocating the bathroom. The end of the good size rear garden provides the opportunity to create **driveway parking** where previously a garage was situated, with all this potential in a great central Romiley location close to the Railway Station this property will appeal to many Buyers and must be viewed.

The accommodation comprises of: Entrance hall, lounge, separate dining room, kitchen, cellar, first floor landing, two double bedrooms, and generous size bathroom. To the rear of the property is a generous size low maintenance garden area with a large wooden shed where once a garage providing off road parking was located. We are advised by the Sellers Solicitors that there is a right of way on foot or by car to this area via the driveway at the side of number 64 Stockport Road. The property has uPVC double glazing throughout and is offered for sale with vacant possession and no onward chain.

ACCOMMODATION

Entrance Hall

uPVC entrance door. Stairs to first floor accommodation. Door to lounge. Door to dining room. Coving to ceiling. Dado rail. Electric storage heater.

Lounge 4.45m x 3.78m

Fireplace housing electric fire. Electric storage heater. uPVC double glazed window to front.

Dining Room 4.64m x 4.05m

Door to kitchen. Door to cellar area. Electric storage heater. uPVC double glazed window to rear.

Kitchen 2.99m x 2.40m

Wall, drawer and base units, work surfaces and single drainer stainless steel sink unit. Electric cooker point. Door to side to rear garden. uPVC double glazed window to rear.

Cellar 7.80m x 1.06m

Power points and lighting. Electric Meter.

First Floor Landing

Doors to bedrooms and bathroom. Loft access hatch.

Bedroom One 5.0m x 4.45m

Door to store room (included in measurement above). uPVC double glazed window to front.

Bedroom Two 4.69m x 3.30m

uPVC double glazed window to rear.

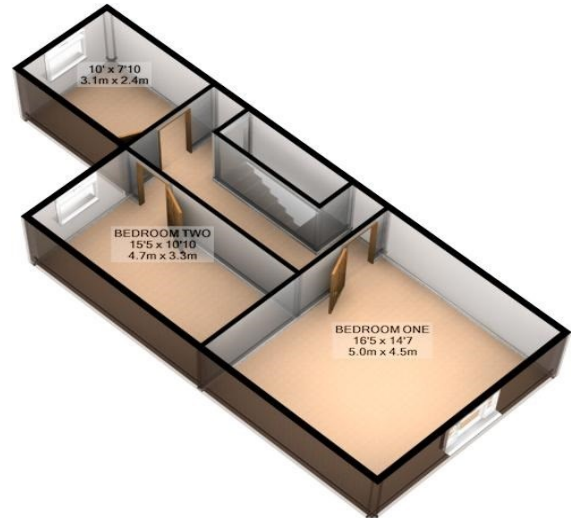
Bathroom

Suite comprising of: Panelled bath with shower over, pedestal wash hand basin and low level WC. uPVC double glazed window to rear.

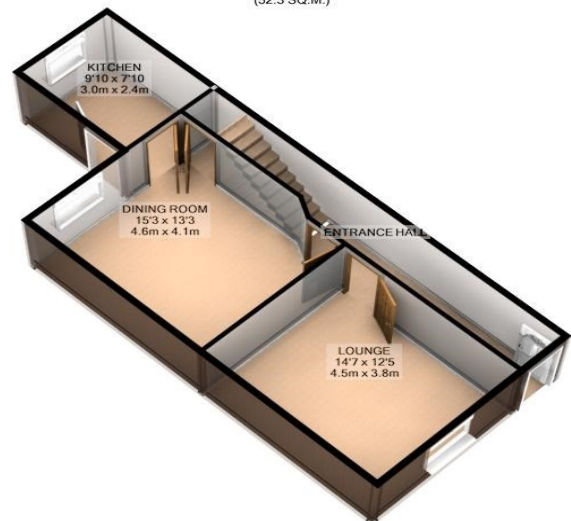
Exterior

Garden area at the rear of the property with paved patio area and flower borders. Wooden garden shed with power points and lighting. Gate to side to access driveway. Interested parties are advised to instruct their legal advisor to confirm the access arrangements and maintenance responsibilities for this area.

Floor Plan



1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)



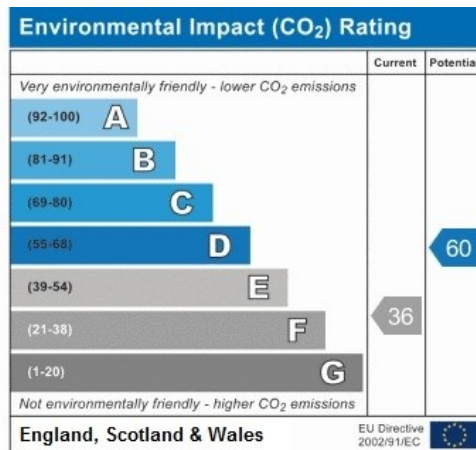
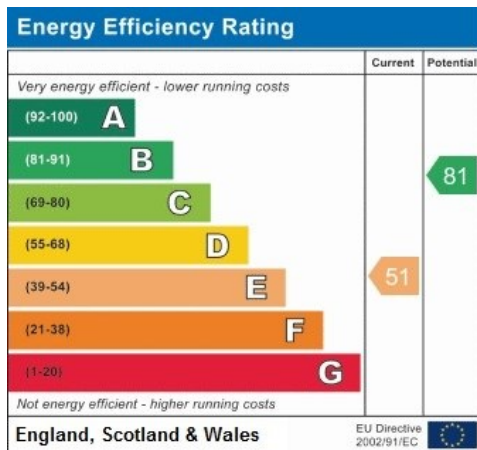
CELLAR
APPROX. FLOOR
AREA 86 SQ.FT.
(8.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2016

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 remortgaging.

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



Romiley 0161 406 0044 Marple 0161 427 2971

www.oconnorbowden.co.uk