



## Smithy Green, Woodley, Stockport, Cheshire SK6 1NG

**£750 PCM**

- Updated and Modernised Character Cottage
- Two Double Size Bedrooms
- Extensively Updated in 2016
- Impressive Fitted Kitchen & Utility
- Attractive Bathroom Suite including Shower
- Combi Gas Central Heating
- uPVC Double Glazing
- Driveway Parking and Cottage Garden
- Two Separate Reception Rooms
- Modern Décor and Flooring

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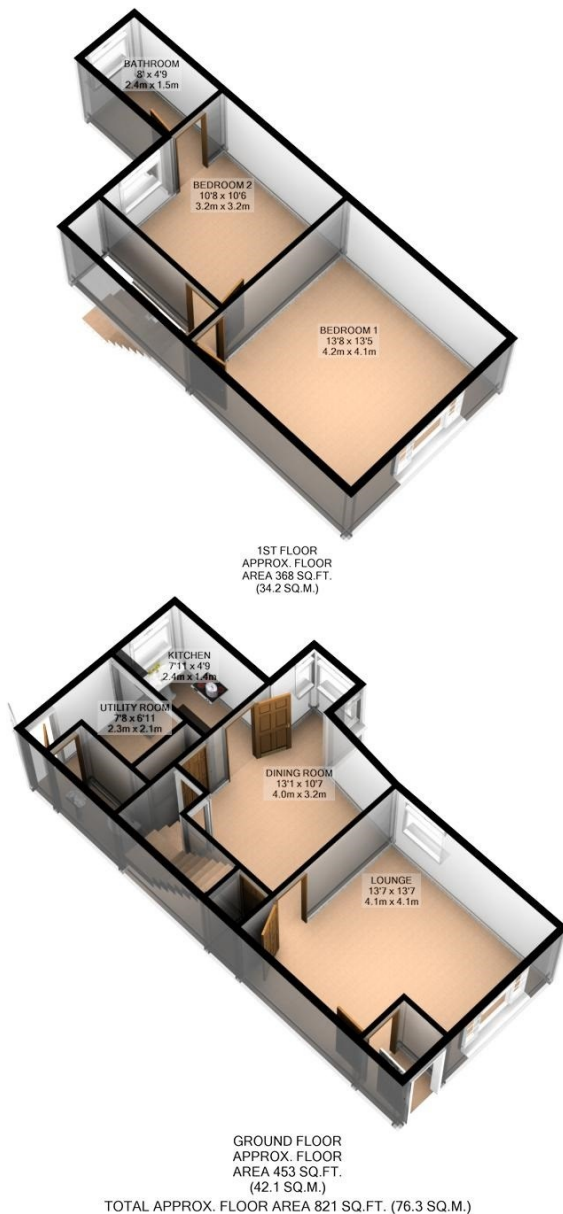
**Romiley 0161 406 0044 Marple 0161 427 2971**

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## PROPERTY DESCRIPTION:

An extensive modernisation and improvement programme has just been completed on this characterful cottage. The property now offers well appointed accommodation with modern décor and flooring comprising of: Entrance vestibule, lounge with feature bow window, separate dining room with built in storage cupboards, kitchen and utility room fitted with a range of modern units, built in cooking appliances and attractive tiling, ground floor WC, first floor landing, two double bedrooms and bathroom fitted with a modern white suite with chrome fittings including an over bath rainfall shower. The property has been re-carpeted and features painted plaster walls throughout for a modern decorative finish. A driveway to the side of the property provides off road parking and there is a pleasant cottage garden to the rear with brick storage shed. The property benefits from gas central heating via a combi boiler and recently installed (2015) uPVC double glazing.

## FLOOR PLAN:



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  
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## ACCOMMODATION:

### Entrance Vestibule.

uPVC entrance door. Door to lounge.

### Lounge 4.13m x 4.13m

Beamed ceiling. Panelled door to dining room. uPVC double glazed bow window to front. uPVC double glazed window to side. Central heating radiator.

### Dining Room 3.23m x 3.21m extending to 3.98m

Double door to built in storage cupboard. Panelled door to under stairs storage cupboard. Stairs to first floor accommodation. Panelled door to kitchen. uPVC double glazed bay window to side. Central heating radiator.

### Kitchen 2.41m x 1.44m

Fitted with a range of modern pale oak style wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Built in ceramic hob. Built in stainless stainless steel extractor canopy with hob light. Tiled splash back areas. Tiled floor surface. Open plan access to utility area. uPVC double glazed window to rear.

### Utility Area 2.34m x 2.10m

Fitted larder style unit housing built in oven with cupboard over and pan drawers below. Fitted work surface with accommodation and plumbing for automatic washing machine under. Door to ground floor WC. Tiled floor surface. uPVC door to rear garden. Wall mounted towel rail / heater.

### First Floor Landing

Panelled doors to Bedrooms.

### Bedroom One 4.16m x 4.09m

uPVC double glazed bow window to front. uPVC double glazed window to side. Central heating radiator.

### Bedroom Two 3.24m x 3.20m

Built in airing cupboard housing hot water tank. Built in over stairs storage cupboard. Panelled door to bathroom. Central heating radiator. uPVC double glazed window to rear.

### Bathroom 2.44m x 1.46m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with mixer tap, shower screen and shower with rainfall and hand-held shower heads, pedestal wash hand basin with mixer tap and low level WC. Extractor fan. Tiled bath and basin areas. Central heating radiator. uPVC double glazed window to rear.

### Drive and Garden

Driveway to the side of the property providing off road parking and gate to the rear garden.

Attractive garden with seating area, planted areas and brick garden store.



GALLERY:





**GALLERY:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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



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