

ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice to 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.

The 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:

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



Guywood Lane, Romiley

£350,000

- Well-proportioned semi detached family home
- Four generously sized bedrooms
- Recently professionally re-decorated throughout
- Traditional period features
- Gated off road parking
- Modern fitted kitchen with AEG and Bosch integrated appliances
- Low maintenance rear garden with decking area
- Popular location
- Close to village & train station
- NO ONWARD CHAIN

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PROPERTY DESCRIPTION:

VIEWING ESSENTIAL....A beautifully presented four bedroom period property with NO ONWARD CHAIN.

Situated on a very popular road and within a very short walking distance of Romiley village and Romiley train station. Over three floors the house comprises; an entrance hallway, separate lounge, open plan family/ dining room/ kitchen and downstairs WC to the ground floor. Three bedrooms and the family bathroom to the first floor and stairs leading to the fourth bedroom and shower room on the second floor.

Having been recently re-decorated throughout, the property is ready to move in to and would be a perfect home for a growing family. The private rear garden has been well planned with separate decking and artificial grassed areas and the front is paved providing gated off road parking.

ACCOMMODATION:

Entrance Hallway

Wooden original porch doors, black composite entrance door, white double glazed PVC window to side elevation, Amtico flooring, double radiator, coving, picture and dado rails.

Lounge – 4.00 x 3.83 (13'1 x 12'7)

White double glazed PVC window, Amtico flooring, feature open fireplace and surround, double radiator, picture rails & coving.

Family room / Dining room – 4.07 x 3.95 (13'4 x 13'0)

Wood effect double glazed PVC French patio doors, Amtico flooring, feature open fireplace and surround, tall wall radiator, picture rails & coving, large built in storage cupboard and drawers.

Kitchen – 4.97 x 2.43 (16'4 x 8'0)

Wood effect double glazed PVC French patio doors, Amtico flooring, range of base and wall kitchen units with integrated freezer, fridge, dishwasher, washer/drier, induction hob, extractor, microwave combi oven, standard/steam oven and single drainer sink with mixer tap.

Downstairs WC

Low level WC and wash hand basin, Amtico flooring, double radiator, storage cupboard.

First Floor:

Bedroom One – 5.00 x 4.00 (16'5 x 13'1) to the back of fitted wardrobes

Two white double glazed PVC window to front aspect, carpet, built in double depth wardrobes, feature fireplace, double radiator, picture rails and coving.

Bedroom Two – 4.10 x 3.27 (13'5 x 10'9)

White double glazed PVC window to rear aspect, carpet, feature fireplace, double radiator, picture rail and coving.

Bedroom Three – 4.16 x 2.46 (13'8 x 8'1) into the doorway

White double glazed PVC window to rear aspect, carpet, double radiator.

Bathroom

White double glazed opaque window, part tiled, three piece white bathroom suite with shower over, stainless steel radiator/ towel rail.

Second Floor:

Bedroom Four – 5.63 x 5.06 (18'6 x 16'7)

Three 'Velux' window lights, carpet, extensive storage.

En-suite Shower Room

White low level WC, white wash hand basin, separate shower cubicle.

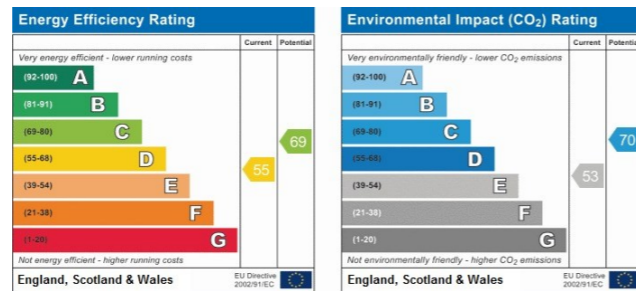
Garden

Wrap-around decking with pergola, artificial grass, private, south westerly facing (all day sun), access around side of property.

FLOOR PLANS:



EPC:



TENURE:

Freehold

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.

