



Offers Over **£185,000**  
 Vernon Road, Bredbury, Stockport, SK6 2NU



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Trinity House, Newby Road  
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0161 260 0444  
[sales@warrensonline.co.uk](mailto:sales@warrensonline.co.uk)  
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Are you looking for a property brimming with potential? Look no further than number 53a! This characterful two-bedroom semi-detached home is just waiting for your creative touch.

With almost 40 years of history with the present owner, this home is now ready for a new chapter and it could involve you!

Originally one detached Victorian property, it was divided to create two properties and 53A came into being.

This property is accessed from the side (note the door at the front of the property is for the neighbouring house).

There is a small easily maintained front garden. A side path leads to the main entrance and the large rear garden.

As soon as you step inside, you'll find a vestibule leading to a spacious living room and from there into the dining room. Imagine adding patio doors or an extension to the garden, bringing the outdoors in. The kitchen is located to the rear. Off the dining room you will find stairs to the first floor landing.

Upstairs, two bedrooms and a bathroom are waiting for your creative vision. The layout offers plenty of scope for renovation, allowing you to create a home to your own design/ style choices.

The property is located close to amenities, schools, transport links, buses, trains and the M60 (Bredbury Station just half a mile and Romiley approximately 1.2 miles). The vibrant Romiley village is just over a mile away.

So, if this property has sparked your imagination, don't hesitate to arrange a viewing.

Tenure: Freehold

EPC Band: To be confirmed

Council Tax: B

Flood Risk: Very Low

Mobile and broadband available dependent upon provider.

Please note: Material Information has been sourced from 3rd party sources. We recommend that you seek verification yourself too, of course.

## Ground Floor

**Entrance** - 2' 11" x 3' 8" (0.9m x 1.12m) A Upvc front door leads into an entrance vestibule and then a stain glass door leads through to the living room.

**Living Room** - 13' 8" x 13' 11" (4.2m x 4.26m) Double glazed window to the front aspect. Picture rail. Original cupboard. Radiator.

**Dining Room** - Double glazed windows to the side and rear aspects. Picture rail. Radiator. Under stairs storage. Stairs to the first floor.

**Kitchen** - 7' 1" x 7' 7" (2.18m x 2.33m) Fitted with a range of wall, drawer and base units. Laminate worktops incorporate a stainless steel sink and drainer. Integrated electric oven and hob with extractor hood over. Part tiled walls. Double glazed window to the rear. Double glazed door leads out to the rear garden.

## First Floor

**First Floor Landing** - L shape landing

**Bedroom** - 14' 9" x 13' 11" (4.52m x 4.25m) A great size bedroom with double glazed windows to the front and side elevations. Radiator.

**Bedroom** - 8' 3" x 6' 10" (2.54m x 2.1m) Double glazed window to the side elevation.

**Bathroom / W.C.** - 9' 9" x 4' 7" (2.99m x 1.42m) Fitted with a three piece suite comprising panelled bath with shower over, low level W.C., and a wash basin Built in storage. Radiator. Double glazed frosted window to the side aspect.

## Exterior

**External** -



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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).