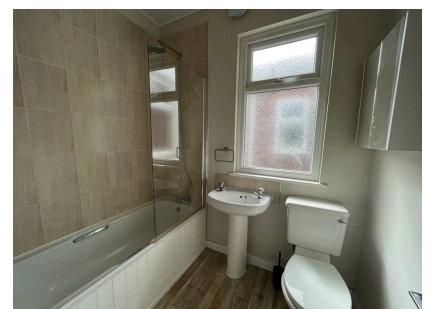


Lyme Grove, Romiley, Stockport, Cheshire

£1,350 pcm



Features

- 4 Bedroom Terrace House
- Newly Decorated
- New Flooring
- Spacious Open Plan Accommodation
- Attic Bedroom with further storage room
- Cooker, Washer & Dishwasher
- Wardrobes to Master Bedroom
- Gas Heating & Double Glazing
- Very Convenient Location
- Unfurnished

Full Description

A spacious 4-bedroom terrace house conveniently located in the heart of Romiley village having been recently redecorated and new flooring installed in readiness for the new resident.

This is a fabulous family home with accommodation over three floors, enhanced by gas heating, double glazing, light fittings, spot lighting, cooking, washer and dishwasher appliances and built in wardrobes to the main bedroom. A particular feature is the spacious second floor attic bedroom with

a large useful walk-in storage room. This is an ideal space for use as a master bedroom or teenagers room.

ACCOMMODATION:

The accommodation briefly comprises; Entrance glazed porch, a dual aspect open plan living room with a central staircase and versatile accommodation lounge and dining areas. A kitchen is located to the rear with a range of fitted units and a useful breakfast bar.

On the first floor there is a landing, master bedroom with built-in wardrobes and twin windows to the front of the property. 2 further bedrooms and modern bathroom are also provided on this floor.

From the landing, a staircase leads an attic bedroom with an additional walk-in storage room beyond.

Outside the property has an easy to maintain walled forecourt garden and enclosed rear yard.

LOCATION:

Located within the heart of Romiley village, with its many independent shops, beauty salons, café bars, restaurants, and pubs, and even a small Sainsbury's. There's a fantastic range of amenities close to hand.

The property is within a minute walking distance of Romiley Primary school and local high schools, including Werneth School, Marple Hall and Harrytown Catholic High School are a short bus ride away.

Romiley train station is in easy walking distance. Regular trains get you into Manchester City centre within 30 minutes, perfect for commuting, shopping, and all-round entertainment. For added convenience, a bus route service is directly on Guywood Lane. The M60 motorway junction is at nearby Bredbury, approximately 2 miles away.

In addition to Romiley Park being situated at the end of Lyme Grove, Romiley is surrounded by an abundance of open countryside with some lovely walks starting minutes from your front door, particularly the Peak Forest canal and Chadkirk country park and surrounding woodlands. Walk a little further to Etherow or Werneth Low country parks where there is a plethora of beautiful places to explore.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently E

COUNCIL TAX BAND:

Band: B

PROPERTY CONSTRUCTION:

Brick Walls / Slate Roof

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan.

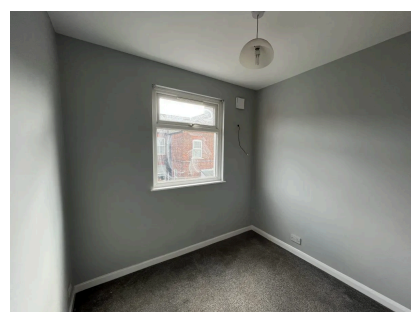
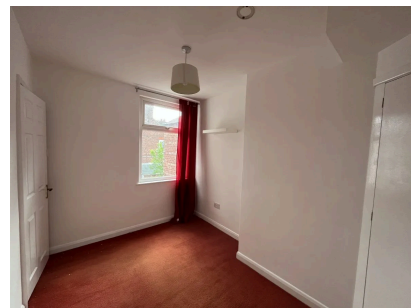
UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains



Heating: Gas

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 3 / SF: 67 / UFF: 1000

Broadband Upload MBPS: Std: 0.5 / SF: 20 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: www.checker.ofcom.org.uk

PARKING:

On Road Parking

RESTRICTIONS:

Maximum number of residents/occupants: six

The Landlord has requested No Pets

TENANCY OFFER:

Unless otherwise stated, the property will be offered with a fixed term 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

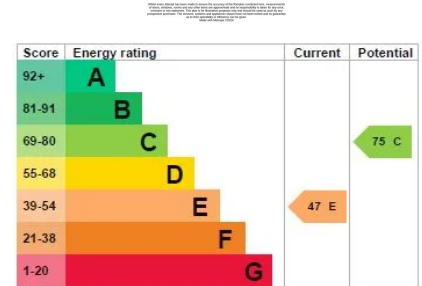
- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third-parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.



WEBSITE REFERENCE:
Number 20280

Contact Us

O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

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

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