



# The Ridgeway, Bredbury Green, Romiley, Stockport, Cheshire

£875 pcm



## Features

- 2 Double Bedroom Semi-detached House
- Rear Patio & Garden
- Breakfast Kitchen
- Separate Lounge with Patio doors
- Gas Heating
- Double Glazing
- Parking Area to Rear
- Established Residential Area
- Unfurnished

## Full Description

A spacious 2 double bedroom semi-detached house value offering great value for money within an established residential area.

The property is offered unfurnished, with flooring, including new lounge carpet. Patio doors provide easy access to the rear garden. There is a separate fitted kitchen with oven and cooker and space for appliances and a dining table and chairs. There are two similar sized double bedrooms, one with built in wardrobes, a bathroom suite with a recently installed bath, gas

heating and double glazing.

#### ACCOMMODATION:

The accommodation briefly comprises;

On the ground floor there is an entrance Hallway with access to ground floor rooms and staircase to the first floor. A dual aspect Lounge with space for a dining area if required and with double glazed patio doors to the rear. A separate fitted Kitchen with a cooker and oven and space for appliances.

A turning staircase leads to the first-floor landing, There are two double bedrooms of similar size to the rear of the property, one with built-in wardrobes. A modern family bathroom has a white suite with a recent new bath with a shower over.

Outside established hedging encloses the front garden providing a degree of privacy and useful space. A wide path to the side of the property leads to the rear garden, which has a spacious raised patio, small lawn and established boundary hedging.

#### LOCATION:

The property is within an established and popular residential area. Local primary and secondary schools are within easy walking distance as are local convenience shops. Regular bus services to Romiley and Stockport operate within the Bredbury Green area and both Bredbury and Romiley railway stations are accessible. The property is a short drive to the M60 motorway junction 25, in lower Bredbury. This home is also close to the surrounding countryside of the area, including the Goyt Valley trail, the Peak Forrest canal and Chadkirk Country Park.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £26,250.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £26,250 to £31,500.

Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

#### COUNCIL TAX BAND:

Band: A

#### PROPERTY CONSTRUCTION:

Brick Walls & Tiled Roof

#### ROOM SCHEDULE & MEASUREMENTS:

Please refer to the Floor Plan for details.

#### UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas

Broadband Type: Standard / Superfast / Ultrafast Fibre



GROUND FLOOR  
30'0" x 22'0" (9.14m x 6.71m)

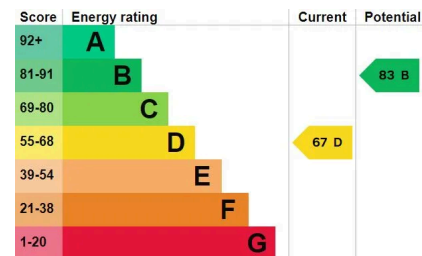
FIRST FLOOR  
30'0" x 22'0" (9.14m x 6.71m)

Broadband Download MBPS: Std: 8 / SF: 74 / UFF: 1000

Broadband Upload MBPS: Std: 0.9 / SF: 20 / UFF: 100

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



#### PARKING:

There is a residents parking area to the rear of the property.

#### RESTRICTIONS:

Maximum number of residents/occupants: 4

The Landlord has requested No Pets

#### ACCESSIBILITY:

Accessibility benefits include: Sorry, None Identified

#### FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

#### 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 20282

**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