



Agecroft Road, Romiley, Stockport, Cheshire

£1,200 pcm



Features

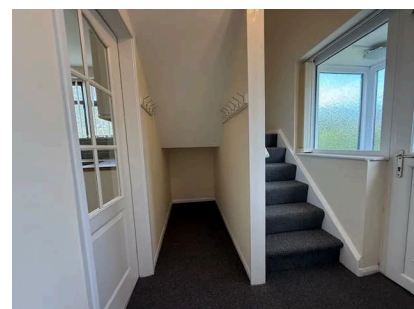
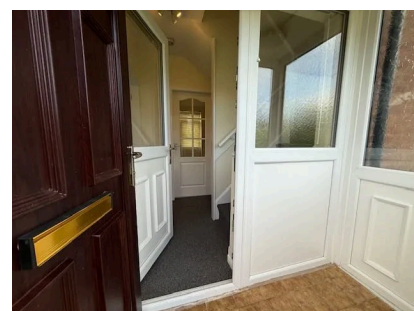
- 2 DOUBLE BEDROOMS
- Refurbished Semi-Detached House
- Newly Decorated
- New Carpets
- New Window Blinds
- Grey Shaker Style Kitchen
- Modern Tiled Bathroom
- Corner Plot with Lawn Gardens to three sides
- Gas Heating & Double Glazing
- Popular Residential Area
- Unfurnished

Full Description

An immaculately presented newly refurbished 2 double bedroom semi-detached house, set within a generous corner plot with lawn gardens on three sides. A smart home perfect for a professional individual, couple or small family!

This delightful home has just been cosmetically refurbished to a high

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standard, including complete internal redecoration, new carpets and window blinds. The property is further complemented by a superb, fitted kitchen with a comprehensive range of light grey 'shaker' style cupboards with timber worktops over and complementary 'Victorian Brick' designed tiling over. The bathroom is fitted with a contemporary white suite with wall tiling and a 'P' shaped bath with a new shower screen. Additionally, the property has gas central heating supplied through a recent Baxi combination boiler and UPVC double glazing throughout.

This house is perfect for a professional individual, couple or small family looking for a smart new home in an established residential area close to practical and leisure amenities.

ACCOMMODATION:

Ground Floor: Small glazed entrance Porch, perfect for coat and shoe storage. Entrance Hallway with stairs leading to the first floor and access to both living rooms. There is a spacious, front to back, dual aspect Lounge, which is ideal to accommodate modern sofa furnishings configurations. The Kitchen, again dual aspect, is comprehensively fitted with attractive grey 'shaker' style units with timber worktops over and 'Victorian brick' designed green splash back tiling. A stainless gas hob is fitted with electric oven/grill below and stainless chimney extractor over. There is space, plumbing and power for a washing machine and larger size fridge freezer.

First Floor: The first-floor landing is a bright area with a window overlooking the front. There are two similar sized double bedrooms, the principle with a built-in cupboard. A modern white fitted bathroom suite is provided with a 'P' shaped bath with glazed screen over, wash hand basin and low level WC.

Externally: The property sits on a corner plot with enclosed, generous lawn gardens to three sides of the house. There is a rear patio area and established hedgerows around the perimeter. Roadside parking is available and further resident's communal car parking area is located towards the rear.

LOCATION:

The property is located 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 £36,000.

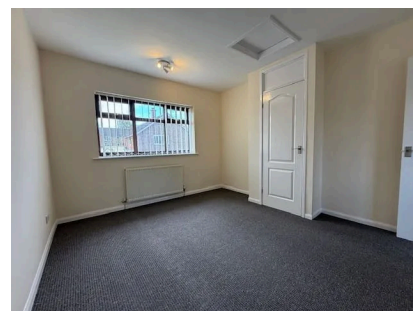
Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £36,000 to £44,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C.

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
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

PARKING:
Roadside parking available. There is also a residents communal parking area to the rear.

RESTRICTIONS:
Maximum number of residents/occupants: Two to Three.

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

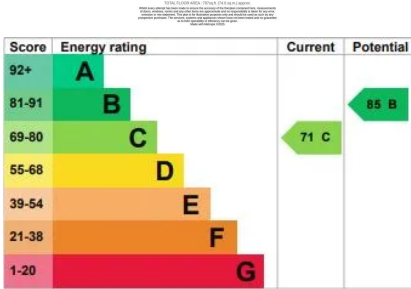


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the date the payment is missed until paid, will be charged: £ By Calculation.

- 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 20297

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