



Guywood Lane, Romiley, Stockport, Cheshire

£1,650 pcm



Features

- Traditional Period Family Detached House
- Two Spacious Reception Rooms
- Kitchen / Breakfast Room
- Three Bedrooms
- Built-in Wardrobes
- UPVC Double Glazing & Gas Heating
- Managed Gardens
- Brick Garden Store with WC, Garden Shed & Greenhouse
- Driveway for 2 to 3 Cars
- Very Convenient Location
- Unfurnished

Full Description

A spacious period detached, family sized house positioned in a very convenient location for the village centre amenities, Romiley primary school and Romiley train station.

The property provides spacious accommodation with higher ceilings and well-proportioned rooms. Further benefits include gas heating, UPVC double glazing, downstairs shower room & WC, managed gardens, brick garden

store with WC, garden shed & a greenhouse.

ACCOMMODATION:

The accommodation briefly comprises, Glazed entrance porch. Wide entrance Hallway with staircase to the first floor and access to all reception rooms. The Lounge, with a walk-in bay window, is to the front, complemented by an additional side window. There is a similar sized dual aspect second reception room / dining room to the rear.

The Kitchen / Breakfast room is large connected and open plan room with windows overlooking the front and rear, further complimented by two Velux style ceiling windows. There is a range of white high-gloss units with Perspex work top surfaces over. Integrated appliances are provided including an oven and hob and two integrated larger fridge freezers. There is ample space to arrange this room to suit your personal use, perhaps with a dining table, chairs, or a sofa, as required. Located off this room is a modern shower room with WC and wash hand basin.

On the first floor there is a landing with window and loft access, two similar sized double bedrooms with built-in wardrobes and a generous sized third bedroom. The bathroom is fitted with a four-piece suite including a separate shower cubical.

Outside there is a walled front garden with side pathway and gate leading to an established, mature rear lawn garden with large patio area extending from the house. There are garden stores including: a brick garden store with pitched roof, windows, and WC. (2.4m x 2.8m), a brick lean-to, with power, a timber garden shed and a greenhouse. The side garden incorporates a driveway suitable for 2 or 3 cars.

The gardens will be managed by the landlords garden contractor.

LOCATION:

Positioned within the central area 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 walking distance of Romiley Primary school and local high schools, Werneth School, Marple Hall and Harrytown Catholic High School are a short bus ride away.

Romiley train station is in easy walking distance, the entrance being metres away. 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.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

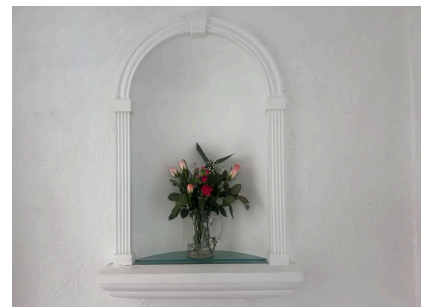
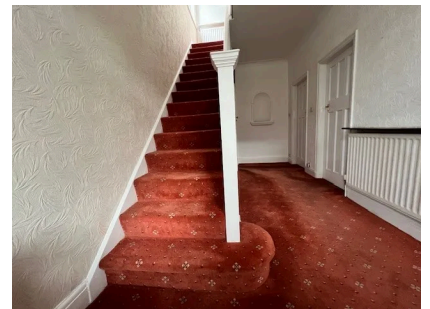
COUNCIL TAX BAND:

Band: E

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: 6 / SF: 80 / UFF: 1000

Broadband Upload MBPS: Std: 0.8 / SF: 20 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

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

PARKING:

Driveway providing off road parking for 2 to 3 cars.

RESTRICTIONS:

Maximum number of residents/occupants (one family/household): Five

The Landlord has requested No Pets

There is a garage located at the end of the property, which is NOT included within the tenancy.

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 20279

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

