



## Heaton Road, Withington, Manchester

£1,850 pcm



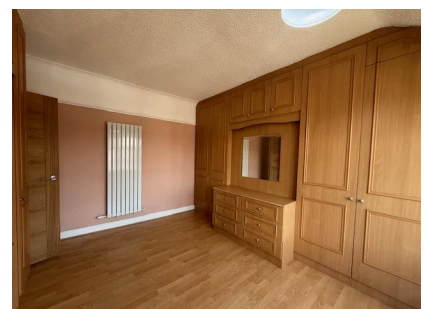
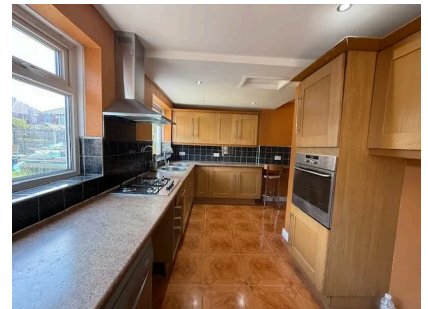
### Features

- COSMETIC REFURBISHMENT JUST COMPLETED
- Extended 3 Bed Semi Detached House
- Through Living /Dining Room
- Large Solid Roof Conservatory
- Separate TV Room / Snug / Study
- Modern Shower Room & Downstairs WC
- Driveway, Rear Garden with Garage Store
- Double Glazing & Gas Central Heating
- Very Popular & Convenient Residential Area
- Unfurnished Accommodation

### Full Description

A spacious extended 3 bedroom semi-detached house with an additional reception room, extended kitchen and a large conservatory. JUST UNDERGONE COSMETIC REFURBISHMENT.

This delightful home is ideal for a working profesional couple or family and provides many benefits including: redecoraion throughout, laminate flooring, gas central heating, double glazing, extended kitchen, downstairs WC, conservatory, additional separate reception room, fitted wardrobes to the



principle bedroom, modern shower room, driveway and good sized enclosed rear lawn garden.

#### ACCOMMODATION:

The accommodation briefly comprises;

The entrance hall provides a staircase to the first floor, access to the main living room, the kitchen and a downstairs WC with a new fittings. The through lounge / dining room is a versatile room running front to back of the house with a large walkin bay window to the front and a focal brick fireplace with new electric fire installed. Glazed doors lead into a large solid roof conservatory with a tiled floor, which, in turn, opens onto the rear garden providing an ideal garden room and even greater living space! Additionally, there is a separate reception room located off the kitchen, ideal for use as a snug, TV room, study, dining room or childrens room.

The kitchen is extended and comprehensively fitted with traditional style units and ample work top surfaces. There is a fitted oven, hob and chimney extractor fan and space and provision for the required appliances. There is floor space for a kitchen breakfast table and a side door leads outside to the side of the property.

On the first floor there is a bright windowed landling with access to all rooms. The principle bedroom is a double sized room with a large walk-in bay window overlooking the front. This bedroom is fitted with a range of wardrobes, cupboards and drawer units. The second bedroom is also a double sized room and overlooks the rear garden. The third bedroom , also to the rear, is a good sized single room. The bathroom has been refitted with a large walk-in shower with screen, vanity wash hand basin and WC. The walls are laminated and the floor is tiled.

Externally the property has a concrete driveway and walled lawn garden with established planting. A gated pathway provides side access and leads into a good sized lawned and enclosed rear garden. A former garage currently provides useful external storage.

#### LOCATION:

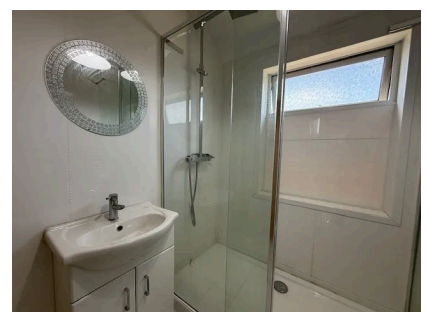
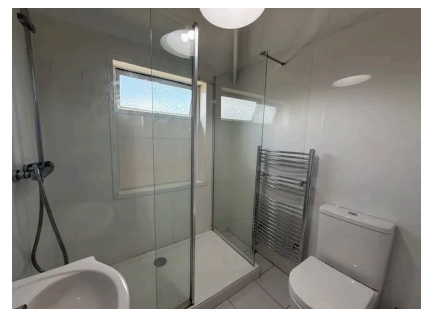
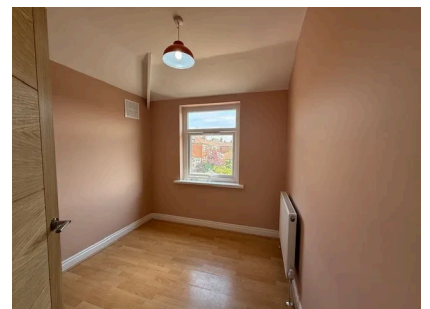
Heaton Road is situated in a popular and established residential area built during the 1930's with semi-detached family houses alongside many similar neighbouring roads. This home is within easy walking distance Wilslow Road, Withingtons centre and where numerous local shops, bars and restaurants located. Slightly further is Didsbury village and in the other direction, Fallowfield and Manchester city centre. For workers within the NHS, The Christie Hospital & numerous other NHS venues and services are nearby.

Local schools, particularly Withington Girls school, Old Moat Primary and St Cuthberts RC primary are in walking distance. The property is also close to main roads where frequent bus services are provided in and out of Manchester.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £55,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £55,000 to £66,000 pa.





Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:  
The EPC band is currently D

COUNCIL TAX BAND:  
Band: C

PROPERTY CONSTRUCTION:  
Brick Walls under a 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: 16 / SF: 80 / UFF: 2000  
Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 2000  
Mobile Signal: Voice – Yes / Data Yes  
Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

PARKING:  
Off road driveway parking for one vehicle. Roadside car parking is possible.

RESTRICTIONS:  
Maximum number of residents/occupants: ?

The Landlord has requested No Pets

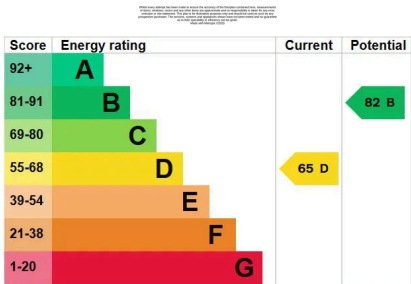
ACCESSIBILITY:  
Accessibility benefits include: Sorry, none identified.

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 20299

## 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](mailto: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