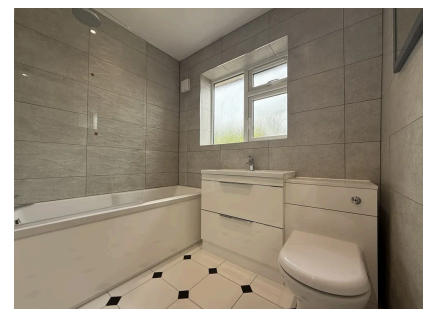




## Brookdale Avenue, Marple, Stockport, Cheshire

£1,800 pcm



### Features

- THREE BEDROOM DETACHED BUNGALOW
- Delightful Countryside Views
- New Fitted Kitchen
- New Bathroom Suite
- Spacious Dual Aspect Lounge
- Mature Gardens
- Driveway and Garage
- Peaceful Cul-de-sac Location
- Unfurnished Accommodation

### Full Description

A rare opportunity to rent a refurbished THREE BEDROOM detached bungalow with delightful countryside views from its quiet cul-de-sac location in Marple Ridge.

This bungalow provides well-proportioned family sized accommodation, offering refurbished lateral living with many benefits including a newly fitted kitchen, new bathroom suite with tiling, an attached garage and uninterrupted views from the rear lounge and fabulous garden, all provided from a peaceful cul-de-sac location in a very desirable residential area. Furthermore, the

property provides gas central heating, double glazing and has just been rewired.

#### ACCOMMODATION:

The accommodation briefly comprises; Entrance vestibule porch leading into a central spine hallway provided access to all rooms. To the rear of the property is a spacious dual aspect lounge with glazed doors opening onto the gardens.

Also, overlooking the rear of the property is a splendid kitchen / dining room having a range of newly fitted Shaker style wall and base cupboards, complemented by marbled effect, charcoal-coloured worktops with Victoriana brick style splashback tiling and an inset sink with drainer. A built-in electric cooker hob with oven below and stainless-steel extractor chimney above is provided. There is space and plumbing for a dishwasher / washing machine as well as space for a fridge freezer. The kitchen leads to a rear porch with doors to the garden and garage.

The sleeping accommodation offers three well-proportioned bedrooms, two having a range of fitted wardrobes and cupboards.

The bathroom has been completely renovated with the installation of a modern designed, three-piece suite, including a vanity wash hand basin and bath with a system rain shower and screen over. Finishing that perfect chic look, are the fully tiled walls.

Externally, the property benefits from being on a wide corner plot with a driveway suitable for a couple of cars and an attached garage with an up and over door. There are mature gardens to the front, side and rear, with a mixture of lawn and paved area. Without doubt, the USP of this bungalow is in its fabulous position next to farmland and countryside. The view to rear looks towards the top of Ridge Road, with spectacular views overlooking the Peak Forest Canal, Mellor Golf Course and an abundance of open countryside across a very picturesque valley.

#### LOCATION:

Brookdale Avenue is peaceful cul-de-sac situated in a very popular and desirable area of Marple. Although in close proximity of countryside walks, pub and eateries, the property is also convenient for the variety of services and amenities available in the heart of Marple, including schools, supermarkets, a comprehensive range of local shops, leisure facilities and both bus and train public transport services and connections.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £54,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £54,000 / £66,000 pa.

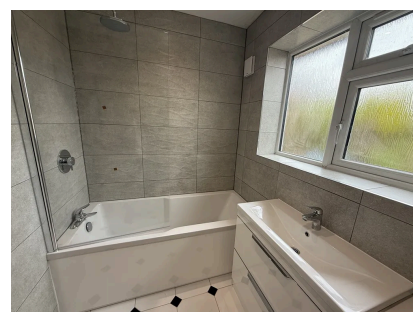
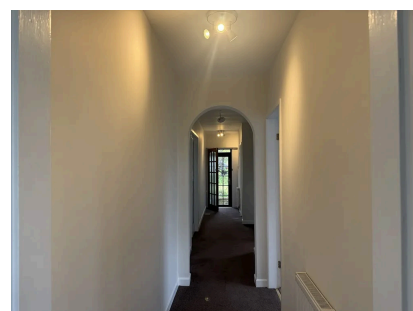
Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently E

#### COUNCIL TAX BAND:

Band: E



**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: 15 / SF: 77 / UFF: 1800

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

EE – 80% / Three – 74% / O2 – 68% / Vodaphone – 75%

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

**PARKING:**

Private driveway for two cars and attached garage.

**KNOWN RESTRICTIONS:**

Maximum number of residents/occupants: Five

**ACCESSIBILITY:**

Accessibility benefits include: Sorry, none identified.

**FLOOD RISK:**

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

**TENANCY OFFER:**

The property will be offered with an Assured Periodic 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.

**CLIENT MONEY PROTECTION:**

Client Money Protection membership with Client Money Protect.  
Membership Number CMP0111300

**PROPERTY REDRESS SCHEME:**

Property Redress Scheme membership with PRS.  
Membership Number PRS015375

**VIEWING ARRANGEMENTS:**

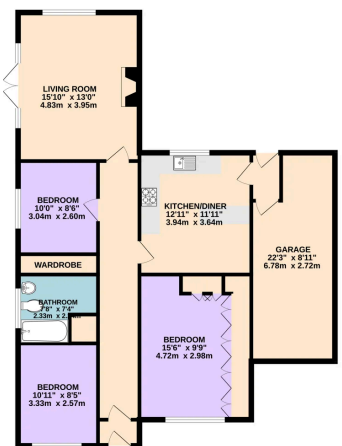
Viewing is strictly by appointment. Please give us a call to arrange a viewing.

**WEBSITE REFERENCE:**

Number 13645



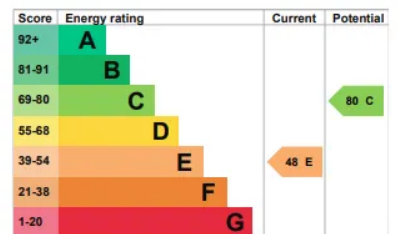
GROUND FLOOR  
1131 sq. ft. (105.1 sq.m.) approx.



**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