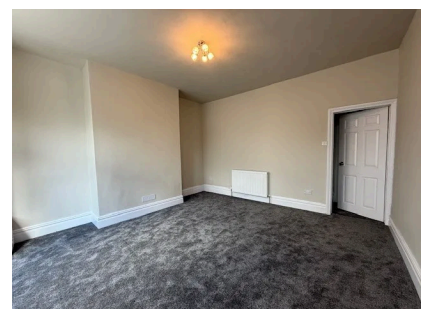
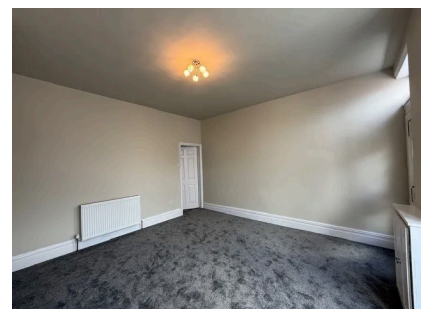




Gower Road, Hyde, Cheshire

£1,100 pcm



Features

- NEWLY REFURBISHED
- 2 DOUBLE BEDROOM HOUSE
- New Shaker style Kitchen
- New Bathroom
- Enclosed Rear Yard with Brick Store
- Newly Decorated
- New Carpets
- New Gas Heating System
- Double Glazing
- Excellent Location
- Unfurnished Accommodation

Full Description

An exceptional, newly refurbished 2 DOUBLE BEDROOM bay-windowed terrace house, extremely well presented with a brand-new kitchen and bathroom, enhanced by new decoration and flooring throughout.

This fabulous home showcases many benefits including, a new gas central heating system and boiler, double glazing, new carpets, replastered walls with neutral decoration, a brand new grey and white fitted 'Shaker' style

kitchen with washing machine, built-in oven, hob and extractor and a brand-new bathroom suite with a vanity unit and an electric shower and screen over the bath. This spacious property is well designed boasting, a large lounge with bay window, rear yard with a brick store and garden area beyond, and two double sized bedrooms.

This house is ideal for a professional couple or small family looking for a smart home in a popular and well-established residential area.

ACCOMMODATION:

The accommodation briefly comprises; The front door is approached from a small walled forecourt garden, setting the property back from the pavement. You enter the property into a spacious lounge with a large period walk-in bay window overlooking the front.

An internal doorway takes you to the kitchen, past a central staircase, which leads to the first floor. The kitchen / dining room is positioned across the rear of the property with direct access to the rear yard and garden. The kitchen is fitted with a brand-new range of 'Shaker' style wall and base cupboards and drawers units with ample worktop surfaces, an acrylic inset sink unit and built-in oven, hob with extractor over. This new kitchen is a delightful enhancement to the house with further details such as recessed ceiling spot lighting and a useful walk-in storage cupboard also provided. A new washing machine is installed and there is ample space for a kitchen / dining table, as required.

On the first floor, there is a landing providing access to all rooms, a large bedroom overlooks the front of the property and there is a smaller sized double bedroom to the rear with a storage recess. The bathroom is also to the rear with a newly installed three-piece suit, 'Victoriana' style brick wall tiling and providing an electric shower and glazed screen over the bath.

Outside to the rear is an enclosed yard with a large brick and glazed store.

Note: An established sloping garden is beyond to yard. Whilst this area has reportedly been used for decades by previous owners, the ownership is not attached to our clients ownership title of the property. This garden area does not therefore, form part of the tenancy. However, if tenants choose to use this area, they do so at their own risk and risk that use may be withdrawn in the future.

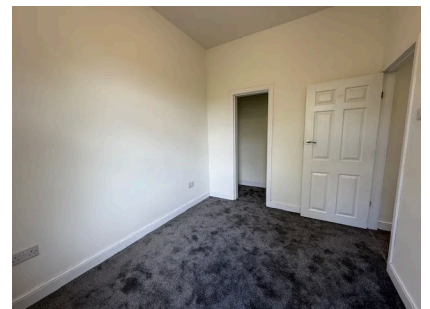
LOCATION:

Gower Road is situated in an established and very popular residential area on the boundary of Hyde and Gee Cross, with Gower Road itself containing a varying mix of private houses and bungalows. The property is convenient for numerous amenities provided along Market Street Hyde, which is within easy walking distance. Regular public transport facilities are available with bus routes to and from Stockport, Ashton and Manchester. The area is also well served by a Hyde central station, which is on the Manchester to Sheffield line. Nearby schools are Dowson Primary Academy and Greenfield Primary School.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £33,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £33,000 / £40,000 pa.



Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently E

Note: The EPC survey was completed before the property was refurbished.

COUNCIL TAX BAND:

Band: B

PROPERTY CONSTRUCTION:

Brick Walls / Slate Roof

ROOM SCHEDULE & MEASUREMENTS:

Please also refer to the floor plan for details.

Lounge: 4.26m X 4.16m (plus bay)

Kitchen: 4.25m X 3.15m

Bedroom One: 4.34m X 4.30m

Bedroom Two: 3.14m X 2.47m

Bathroom: 2.16m X 1.69m

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: 1800

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes

EE 83% / Three 82% / Vodafone 80% / O2 79%

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

PARKING:

Roadside Parking Only.

KNOWN RESTRICTIONS:

Maximum number of residents/occupants: Four

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:

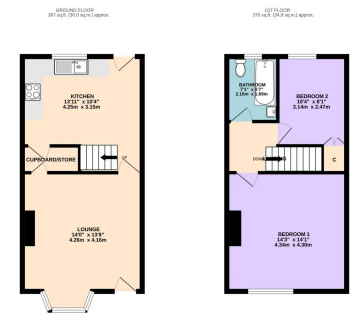
- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.



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- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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 20314

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