



## Chorlton Grove, Offerton, Stockport

£750 pcm



### Features

- One Bedroom Ground Floor Flat
- Allocated Parking Space
- Private Rear Garden
- Newly Decorated
- New Carpets
- Located in Residential Cul-de-sac
- Convenient to Stockport Town Centre
- Unfurnished Accommodation

### Full Description

A well-presented ground floor, one bedroom, self-contained flat with a private lawn garden and car parking space.

The property has been subject to a cosmetic refurbishment, having been redecorated throughout and new carpets fitted. Electric room heaters are provided and double-glazed windows are installed. Benefits of particular note are a separate entrance door, private enclosed rear lawn garden and an allocated parking space to the front of the property. The flat is part of a former semi-detached house, converted some years ago into two self-contained dwellings.



**ACCOMMODATION:**

The accommodation briefly comprises; You approach the property through a side gate, leading into a private entrance door at the side of the building. There is a small entrance hallway leading to the kitchen and a separate living room. The compact kitchen has fitted wall and base cupboards, worktop, built-in electric hob, oven and grill with stainless chimney extractor fan over. There is space and plumbing for a washing machine. A dedicated cupboard in the hallway has space and power to house a 600mm fridge.

The lounge is to the rear of the property with a large window overlooking the garden. A newly installed focal electric fire is provided. A door leads into a double size bedroom with walk-in-bay window overlooking the front of the property. A compact en-suite shower room is positioned off the bedroom with WC, wash hand basin and shower cubical.

Externally, this flat benefits from its own private lawn garden, perfect for relaxing and entertaining. To the front of the property, the former garden, has been converted into a hard standing driveway, providing a car parking space for each of the two flats in the building.

**LOCATION:**

The property is located in a popular residential area, known as Little Moor, an area of Offerton. Situated just off Hemphshaw Lane, at the start of a residential cul-de-sac, the flat is convenient to Stockport town centre with its many amenities for shopping and leisure, as well as local amenities such as the nearby Woodbank Park and peak bus and transport routes, which are plentiful along the A6, Buxton Road.

**REFERENCING:**

To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £24,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £38,000 to £32,000 pa.

Other reference terms and conditions may apply.

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC band is currently D

**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

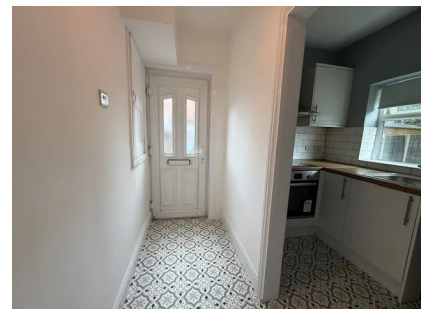
Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 8 / SF: 72 / UFF: 10,000



Broadband Upload MBPS: Std: .9 / SF: 18 / UFF: 10,000

Mobile Signal: Voice – Yes / Data Yes

EE; 87% / Vodafone: 83% / Three & O2: 77%

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

#### PARKING:

Private driveway for one car.

#### KNOWN RESTRICTIONS:

Maximum number of residents/occupants: One individual or a couple.

#### ACCESSIBILITY:

Accessibility benefits include: Lateral Living

#### 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:

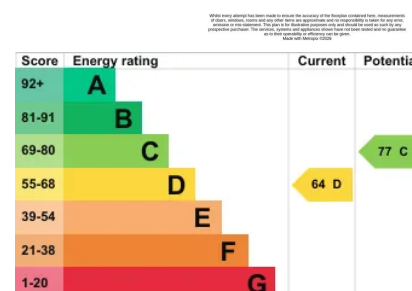
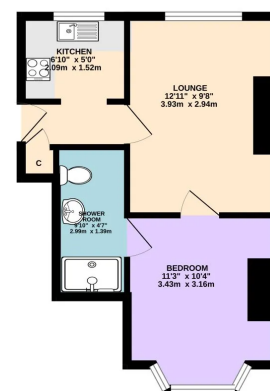
- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed 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:

GROUND FLOOR



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 20318

## 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