



Richmond Road, Romiley, Stockport, Cheshire

£1,600 pcm



Features

- THREE-BEDROOM DETACHED BUNGALOW
- Amazing Open Plan Living Area
- Large Raised Decking with Glass Balustrade
- Comprehensive Kitchen with Breakfast Bar
- Integrated Appliances
- Contemporary Shower Room
- Driveway for 3 or 4 Cars
- Very Popular Residential Location
- Close to Village Amenities and Train Station
- Unfurnished

Full Description

A fabulous three-bedroom detached Bungalow with an amazing open plan living space leading to an external raised decking area. This is an extremely well-presented home with many features and benefits, being situated in a highly sought after residential area.

This well-appointed bungalow offers lateral living with three bedrooms, a contemporary shower room, a spacious and comprehensively fitted 'Shaker' style kitchen, with ample worktop surfaces, integrated appliances and a built-

in breakfast bar. From the open plan living room, there is direct access to a large, raised decking with glass balustrades...perfect for outside dining and relaxation!

The property is provided with timber and carpeted flooring, window blinds and rails, gas heating, double glazing and benefits from a private driveway suitable for 3 or 4 cars.

ACCOMMODATION:

The accommodation briefly comprises; A part glazed entrance porch, with plumbing and space for washing machine and an ideal for coats and footwear storage. The porch leads into a hallway which provides access to all the rooms in the property.

To the rear of this home is a large dual aspect open plan living area, with a spacious fitted kitchen area divided by a breakfast bar. The living area will accommodate configurations of family sized sofas and furnishings as well as space for a dining table with chairs. Glazed doors and windows open onto the rear decking and garden.

The spacious kitchen is fitted with a comprehensive range of 'Shaker' style cream units with complementary white composite worktop surfaces. There is a gas cooker hob with extractor fan over, a built-in electric oven and grill, an integrated larder fridge freezer, and an integrated dishwasher.

The contemporary bathroom has been modernised with a walk-in system shower with glazed screen, vanity wash hand basin and WC.

A bright dual aspect primary bedroom is positioned at the front of the property, which is provided with useful fitted wardrobes. The second bedroom is a double sized room, and third bedroom is a generous single size room, which could also be used as a home office / study, as required.

There is an enclosed and established front garden and brick paviour drive providing off the road parking. The driveway extends to a gated footpath to the side of the property, leading in the rear garden.

The rear garden is a delight. A raised decking is attached to the rear of the property and is accessed directly from the open plan living area. The decking provides space to accommodate external dining and relaxing seating areas, enclosed by glass balustrades for wind protection. Stairs from the decking to an enclosed lawn garden where there is a useful timber garden shed for garden storage.

LOCATION:

Richmond Road is in a highly sought after residential area, in an elevated position above the heart of Romiley village, with its many amenities including numerous independent shops, beauty salons, café bars, restaurants, and pubs, and even a small Sainsbury's.

The property is within walking distance of both Romiley and Greave primary schools, with local high schools, Werneth, Marple Hall and Harrytown high schools being a short bus ride away.

Romiley train station is in the centre of village. Being on the Manchester to Sheffield line, there are regular trains into Manchester City centre within 30 minutes or less, which is perfect for commuting, shopping, and all-round entertainment the city centre has to offer. For added convenience, there are



regular local bus routes and the M60 motorway junction is at nearby Bredbury, approximately 2 miles away.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £48,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £48,000 to £58,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

COUNCIL TAX BAND:

Band: D

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: 5 / SF: 60 / UFF: 10000

Broadband Upload MBPS: Std: 0.6 / SF: 17 / UFF: 10000

Mobile Signal: Voice – Yes / Data Yes

EE 83% / Three 80% / Vodafone 77% / O2 68%

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

PARKING:

Driveway with space for 3 to 4 cars.

KNOWN RESTRICTIONS:

Maximum number of residents/occupants: Five

ACCESSIBILITY:

Accessibility benefits include: Lateral Living.

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

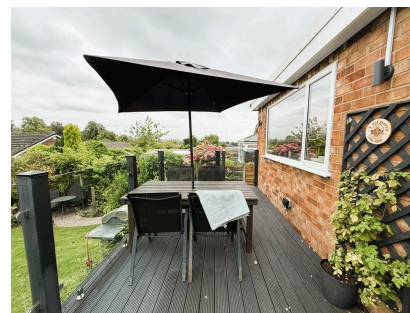
TENANCY OFFER:

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:



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