

Goyt Valley Road, Bredbury, Stockport

£1,400 pcm



Features

- THREE BEDROOM HOUSE
- New Kitchen
- New Bathroom
- New Flooring
- Redecorated & Cometic Refurbishment
- Driveway for Two Cars
- Rear Lawn and Patio Garden
- Popular Residential Location
- Unfurnished Accommodation

Full Description

A recently refurbished Three Bedroom Mews House, beautifully presented with a newly installed kitchen and a new bathroom.

Having just undergone a full cosmetic renovation and complete redecoration, this home benefits from many attributes including laminate flooring throughout the ground floor, new carpets to the first-floor rooms, inset ceiling spotlighting in all rooms, a double driveway to the front, double opening glazed doors opening onto the rear garden, and an enclosed lawn garden to the rear.



Two particular features are: A newly fitted kitchen with fabulous Shaker style units with black handles, pelmet lighting and timber worktop surfaces with upstands and there is also a newly fitted bathroom which provides a contemporary high-gloss vanity unit with WC and large shower with glazed screen.

ACCOMMODATION:

The accommodation briefly comprises; an enclosed porch, which provides an ideal place for coats and shoes/ A glassed door leads into the hallway, providing access to the lounge and stairs to the first floor. The lounge is to the front of the property and features a focal gas fireplace.

The dining kitchen overlooks the rear garden and provides access directly onto the patio through twin glazed opening doors. The kitchen area is fitted with a comprehensive range of serene green, Shaker style, wall and base units with in vogue satin black handles and a deep timber worktop with matching upstands. There are a built-in electric oven and an induction cooker hob with concealed extractor fan over. A separate larder fridge freezer is also provided. Not only is there recessed ceiling spotlights but also pelmet lighting, providing a great ambience to the room. There is space and plumbing for a washing machine and space for a dining table and chairs.

The staircase leads to the first-floor landing. The bathroom is to the rear with a new contemporary suite with high-glass vanity unit combining the wash hand basin and WC. There is a large walk-in shower with glazed side screen and an electric shower unit. The walls benefit from full height waterproof panelling. There are three bedrooms in total, two double sized rooms and generous single third bedroom, which could also be perfect to use as a home study or office.

There is a double width drive to the front of the house suitable for two cars. A shared side passageway leads to the enclosed rear garden, which is part lawn and part patio, ideal for relaxation or entertainment. A rear courtesy gate leads to a service road.

LOCATION:

This house is positioned within a popular, established residential area, convenient for local shops and businesses. There are other amenities nearby including supermarkets, primary and secondary schools.

The property is also well served with public transport links to Stockport and Romiley. Bredbury train station has a 20-minute service to Manchester Piccadilly and for drivers, you are close to the M60 motorway Junction 25, in lower Bredbury.

REFERENCING:

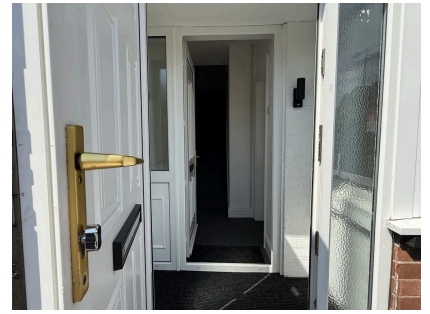
To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £42,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £42,000 to £52,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D



COUNCIL TAX BAND:

Band: B

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: 7 / SF: 61 / UFF: 10000

Broadband Upload MBPS: Std: 0.8 / 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 for two cars.

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:

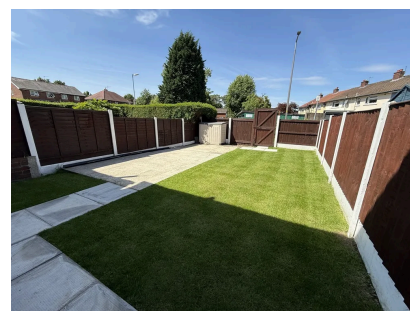
The property will be offered with an Assured Periodic Tenancy agreement.

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:

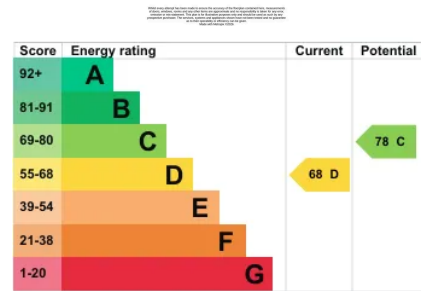
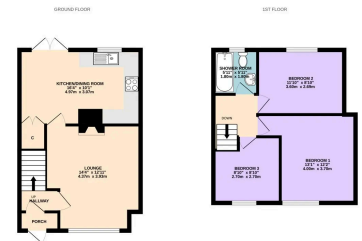
Property Redress Scheme membership with PRS. Membership Number PRS015375

VIEWING ARRANGEMENTS:

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

WEBSITE REFERENCE:

Number 20315



Contact Us

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 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