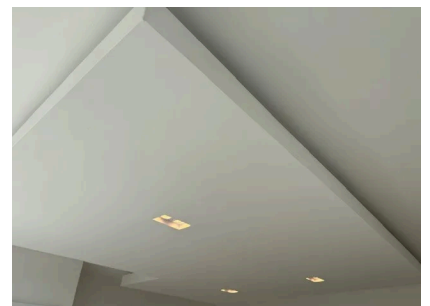
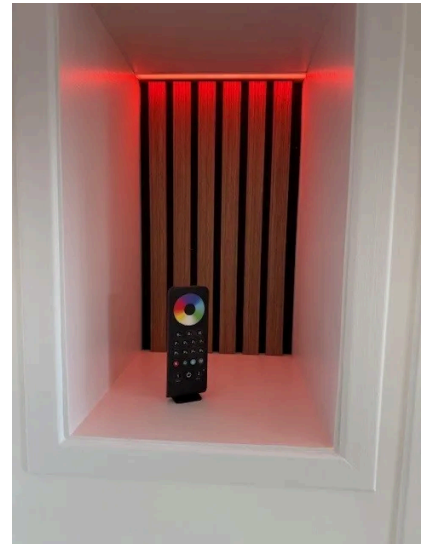




Longmead Avenue, Hazel Grove, Stockport, Cheshire

£1,250 pcm



Features

- Outstanding 2 Bedroom Semi-detached House
- Many Features!!!
- Refurbished to High Standard
- New Kitchen with Integrated Appliances
- New Shower Room
- New Flooring
- New Décor
- Driveway
- Long Rear Garden
- Desirable Cul-de-sac Location
- Close to Amenities, Train Station & Hospital
- Unfurnished Accommodation

Full Description

An outstanding completely refurbished TWO BEDROOMED semi-detached house presented and offered with a plethora of design features and fittings,

positioned in a highly desirable cul-de-sac within Hazel Grove. This will make an ideal home for a professional individual or couple.

Just look at the specifications of this transformed home!

Focal fire, media wall and acoustic ceiling with directional LED's in the lounge.

New matt light grey and white fitted kitchen with marble effect worktops & breakfast bar.

New integrated appliances.

New fully tiled shower room.

Contemporary white decoration throughout on newly plastered walls.

New light oak laminate flooring throughout the ground floor.

New grey carpets to the stairs, landing and bedrooms.

New internal doors

New composite front door.

UPVC double glazing with an anthracite grey exterior and white finish to the inside.

Sliding Patios doors to the rear garden.

New gas central heating & combi boiler.

ACCOMMODATION:

The accommodation briefly comprises;

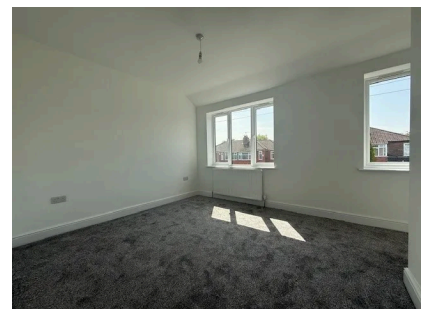
You enter the property through a composite front entrance door into a compact hallway with an enclosed staircase leading to the first floor and door into the front lounge.

The Lounge is a bright south facing room with a wide walk-in bay window. A superb statement focal electric fire and media wall is provided, designed to accommodate a wall mounted TV and associated sound systems. Furthermore, a bespoke tray ceiling with inset directional LED lighting certainly compliments the room and provides the ambiance.

From the lounge, a framed opening takes you into an extended Dining / Kitchen with appropriate space for a dining table and seating as required. The kitchen is fitted with new light grey and white flush base and wall cupboards complimented by pronounced white marble effect worktop and breakfast bar with matching upstands and an inset stainless steel sink unit. New integrated appliances include built in electric cooker hob with a black chimney style extractor hood over and glass splash back behind. A tower cupboard housing a built-in oven and grill and an additional separate inbuilt microwave multifunction oven over. An integrated dishwasher is provided and new freestanding washing machine is located within an adjacent laundry cupboard. The dining / kitchen has a window and large sliding patio door opening onto the rear garden. A side external composite door provides access to the side driveway.

On the first floor there is a compact windowed landing providing access to all rooms. The main bedroom is a spacious double size south facing room positioned to the front with twin windows providing immediate views of neighbouring houses in the cul-de-sac and far-reaching views of the Pennine hills beyond. Bedroom two overlooks the rear garden and would accommodate a double bed if required.

The bathroom, also to the rear, has been redesigned as a contemporary shower room with newly fitted floor and wall tiling, a box shaped WC, wall mounted wash hand basin with vanity drawer and a corner shower cubicle with opening glazed screens.



Outside there is an easily manageable front walled garden. A driveway extends along the side of the house and into the rear garden for additional parking as required. There is a long rear lawn garden with a useful metal storage shed. The length of the garden helps to provide sunny areas throughout the day.

LOCATION:

Longmead Avenue, Hazel Grove is an established residential cul-de-sac set amongst similar style houses. The general residential area is highly regarded and within walking distance to local amenities and convenience shops. Hazel Grove offers numerous shopping facilities from independent traders through to large supermarket chains. The area provides facilities for fitness and leisure with local gyms, sports facilities and football, rugby, golf and cricket clubs. There are also open spaces at nearby Torkington Park. Stepping hill hospital, the town's main hospital facility is located 1.5 miles away.

The property is well positioned for commuting. Hazel Grove train station is approximately a 10-minute walk or a 3-minute drive, providing regular services to Manchester and Stockport. And the nearby A6 is one of the main routes through Stockport into Manchester and southwards towards Macclesfield and the Peak district.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £40,500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £40,500 to £48,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: B

PROPERTY CONSTRUCTION:

Brick Walls under a 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: 4 / SF: 80 / UFF: 100

Broadband Upload MBPS: Std: 0.5 / SF: 20 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes

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

PARKING:

Driveway for two to three cars.



RESTRICTIONS:

Maximum number of residents/occupants: Two to Three

The Landlord has requested No Pets

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 a Fixed Term 12 month Assured Shorthold Tenancy Agreement, subject to references and contract. The advance rent will be paid to the Landlord.

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.

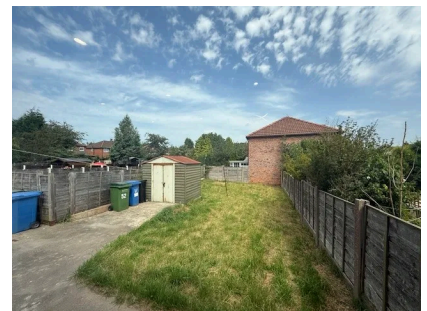
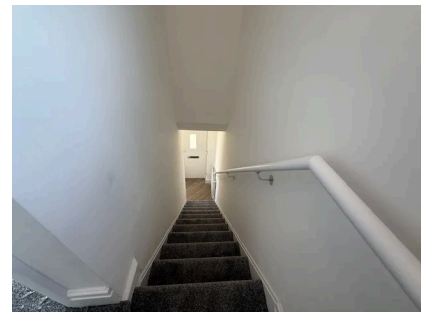
RIGHT TO RENT:

- 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 ref 20301

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

