



Victoria Street, Stalybridge

£1,000 pcm



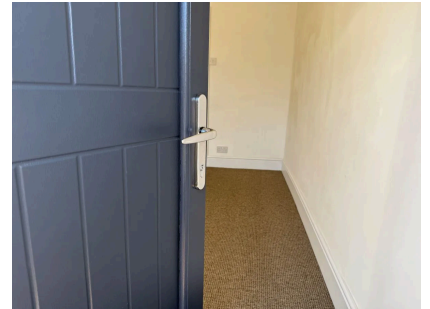
Features

- Recently Refurbished
- Two Bedroomed Terrace House
- Recently Fitted Shaker Style Kitchen
- Contemporary Tiled Bathroom
- Gas Heating & Double Glazing
- Pleasant Cobbled Cul-de-sac Position
- Walk to Stamford Park
- Walk to Train Station
- Convenient to Tameside Hospital, Local Schools & Shops
- Unfurnished House

Full Description

A fabulous recently refurbished two bedroomed terrace house which is extremely well presented with a recently fitted 'Shaker style' kitchen and a contemporary tiled bathroom.

The property benefits from a fabulous 'Shaker style' fitted kitchen with light grey units complemented by black bar handles and Victorian brick style tiled splash backs. Natural timber work tops provide ample preparation surfaces and include an inset 1 ½ bowl sink unit, NEFF gas cooker hob, electric oven



and a stainless chimney extractor fan. The new bathroom is a contemporary white suite with a shower and screen over the bath, with Victorian styled tiled walls.

Behind the neutral décor, the property has recently been re plastered, rewired, a hardwired smoke alarm installed and has a recent gas combination central heating and hot water boiler installed. Double glazing and composite external doors are provided, and light oak cottage style internal doors are fitted throughout the house.

This house is perfect for a professional couple or small family looking for a smart home in an established residential area, convenient to local amenities and transport links

ACCOMMODATION:

Ground Floor: You enter the property from the pavement through a traditional cottage style and sized front door, into a spacious lounge with an ornamental feature fireplace and carpet flooring. A UPVC double glazed window is to the front of the property and provides an abundance of natural light to this bright room, which is capable of supporting a three-piece suit or similar furniture configurations.

An internal 'cottage' style light oak door takes you into a kitchen which is fitted with a range of wall and base cupboards finished in a light grey Shaker design with black bar handles. Natural timber worktops are over with grey brick style tiled splash backs. There is a built in NEFF gas cooker hob, electric oven and grill and a stainless chimney extractor fan with light over. There is space and plumbing for a washing machine and a fridge freezer. The kitchen benefits from a useful understairs cupboard, double glazed window and access door to the rear. A part enclosed staircase leads to the first floor.

First Floor: At the top of staircase, you reach the landing. A couple of further stairs lead to the bathroom which is fitted with a modern suite including a panelled bath with shower and screen over, wash hand basin and WC. The bathroom is tiled with 'Victorian Brick' style tiles complementing both this period property and the contemporary bathroom suite.

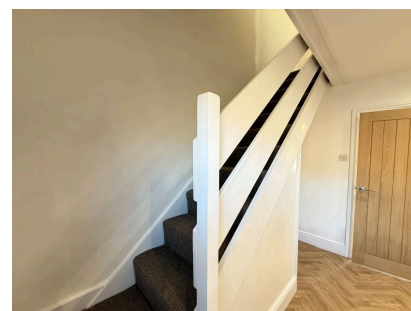
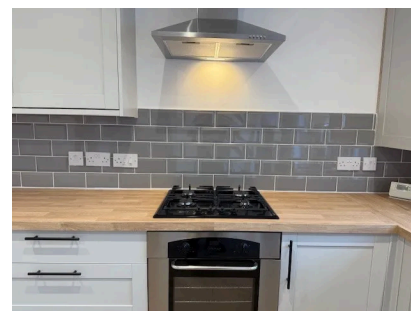
There are two well-proportioned bedrooms, the principal is a large double bedroom overlooking the front and a good sized second single bedroom overlooks the rear. Both are fitted with carpets.

Outside: Victoria Street is a quaint cobbled cut-de-sac with period cobbled road and flagstone pavement. To the rear, the property has a small enclosed walled yard with an access gate and views across a grass area leading to Ridgehill Lane beyond.

LOCATION:

So conveniently located is this home! It is one of just 4 houses in a terrace situated on a small, cobbled cul-de-sac, just off Stamford Grove, shared with a selection of bungalows. A short stroll along Stamford Grove and you reach the highly popular Stamford Park, well known for its attractions including a cafe, garden & woodland walks, leisure attractions and a boating lake.

The property is close to Tameside Hospital and all the numerous and expected amenities and services provided by Stalybridge town from Superstores to local shops, eateries and bars.



Local schools are a plenty. West Hill Independent School is within walking distance and numerous other local primary and secondary schools are nearby, including Tameside college.

For commuters, Stalybridge train station is within reasonable walking distance and provides regular services to Manchester and Huddersfield with a plethora of other local services and routes. There is nearby access to the M67 motorway connecting into the M60 orbital motorway and other networks beyond.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £30,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £30,000 to £36,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

Brick Rendered Walls & Slate 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: 11 / SF: 80 / UFF: 1800

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

EE – 89% / Three – 75% / O2 – 77% / Vodafone – 84%

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

PARKING:

No private parking. Roadside parking available.

RESTRICTIONS:

Maximum number of residents/occupants: Up to three people considered.

ACCESSIBILITY:

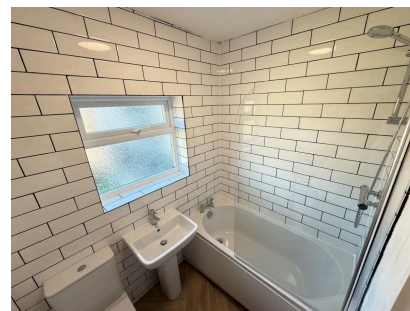
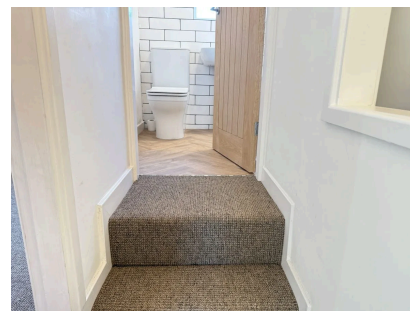
Accessibility benefits include: Sorry, none identified.

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:

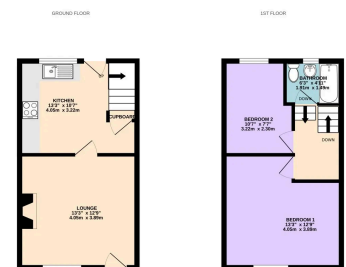
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Score	Energy rating	Current	Potential
92+	A		82 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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