

\*\*\* FULLY FURNISHED ROOM TO LET \*\*\* WIFI INCLUDED \*\*\* OFF MAIN A6,  
STOCKPORT ROAD \*\*\* IDEAL ACCOMMODATION FOR A WORKING PROFESSIONAL  
OR STUDENT \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* WALKING DISTANCE TO ALL  
LOCAL AMENITIES \*\*\* READY TO MOVE IN \*\*\* AVAILABLE NOW \*\*\*

**£500 pcm** DOUBLE BED HOUSE SHARE TO LET IN LEVENSHULME



Lancashire Properties are proud to present this FIRST FLOOR DOUBLE bedroom available to rent in Levenshulme, Manchester, JUST OFF MAIN A6 STOCKPORT ROAD. Ready to move in. FULLY FURNISHED TO A HIGH STANDARD!

The rooms would suit PROFESSIONALS and MATURE STUDENTS. This is a perfect opportunity to be sociable and meet new housemates who are carefully selected to ensure they will fit in.

- All rooms are tastefully decorated and furnished with furniture including a Double Bed, Mattress and Wardrobe.
- Huge high specs kitchen equipped with oven, gas hob, a Fridge-Freezer, washing machine, microwave, toaster, kettle, utensils and plenty of kitchen units for residents to store their own groceries.
- Living room is furnished with HD TV and comfy fabric sofa.
- Unlimited super-fast Fibre Optic Broadband - a must-have for watching movies and online games!!
- Spacious bathroom which includes a WC, wash basing and a bathtub fitted with a shower head.
- Gas central heating.

The location is great:

- Nice & quiet & safe residential area with friendly neighbours.
- Bus stops just minutes away by walk with many routes available – No 191, 192, etc. running frequently linking Manchester City Centre and Stockport Town Centre.
- 2 mins walk to Arcadia Leisure Centre.
- Easy access to a variety of shops on Main A6 Stockport Road including, takeaways/cafes, laundry, salon, Tesco and an asda.
- Walking distance to Levenshulme Train Station linking towards Manchester Piccadilly.

PLEASE NOTE THAT ROOM RENT DOES NOT includes Council Tax, Gas, Electricity, Water Rates and all tenants contribute apportionment towards these bills.

Single occupancy only. No couples. No smoking.

One month rent and five weeks deposit are payable. References and a home owner guarantor could be required.

A property not to be missed! Book now to avoid any disappointment! Viewings highly recommended!

PLEASE NOTE :

You must attend a viewing of the property before you can make an offer to rent the property. Viewing the property and making an offer does not guarantee you will be successful in renting the property. Viewings are booked on a first come first served basis.



To make an offer for this property and to ensure the applicant is eligible, the applicant should meet the following affordability benchmark. This will ensure they meet the landlords expectations and pass through our referencing procedure. The applicant must be in full time employment, and have been in their current role for more than 3 months. If the applicant does not meet landlord's requirements, they must provide a UK home owner guarantor. To ensure the guarantor is eligible, the guarantor must be in full time employment, have been in their current role for more than 3 months, and they must own a property in UK. If the applicant can't provide a suitable guarantor, the only option is to pay the full rental term in advance, for example, 6 months or 12 months rent in advance.

When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

**Council Tax Band: A (Manchester City Council)**

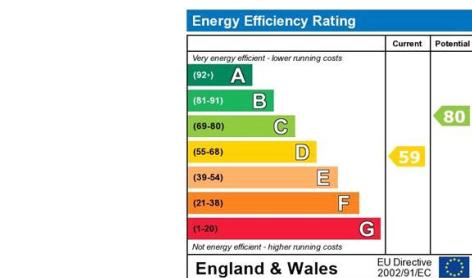
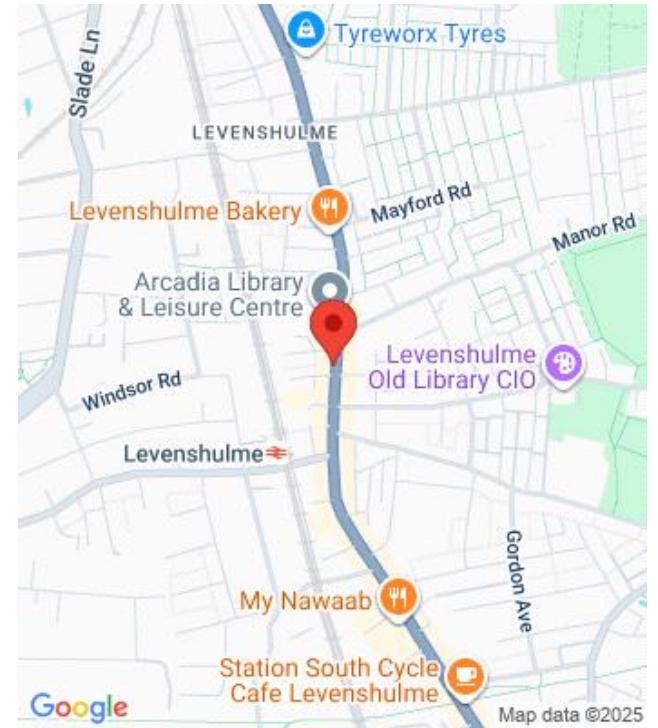
**Deposit: £575**

**Holding Deposit: £115**

**Parking options: On Street**

**Garden details: Private Garden, Rear Garden**





Viewing by appointment only  
 Lancashire Properties  
 967 Stockport Road, Levenshulme, Manchester M19 3NP  
 Tel: 0161 425 0207 Email: [info@lancashire-properties.co.uk](mailto:info@lancashire-properties.co.uk) Website: [www.lancashire-properties.co.uk](http://www.lancashire-properties.co.uk)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.