

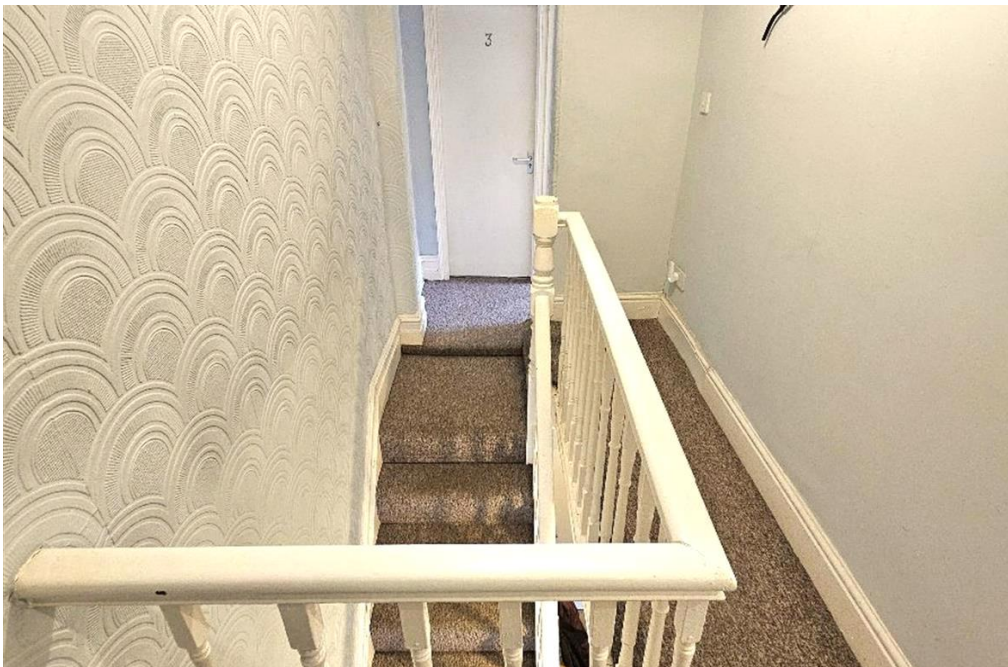


***** FULLY FURNISHED FIRST FLOOR ROOM TO LET *** BILLS INCLUDED *** WIFI INCLUDED *** TWO BATHROOMS *** FEW MINUTES FROM M602 *** IDEAL ACCOMMODATION FOR A WORKING PROFESSIONAL OR STUDENT *** EXCELLENT TRANSPORT LINKS *** CLOSE TO SALFORD UNIVERSITY & ROYAL HOSPITAL *** CLOSE TO ALL AMENITIES *****

LET AGREED

£550 pcm FULLY FURNISHED FIRST FLOOR ROOM TO LET





Lancashire Properties are proud to present this **FIRST FLOOR DOUBLE BEDROOM** available to rent in Salford, close to **SALFORD ROYAL HOSPITAL & UNIVERSITY OF SALFORD**. Ready to move in. **FULLY FURNISHED! ALL INCLUSIVE!**

AMAZING LUXURIOUS living space in the M6 Area. The rooms are top quality and are the best value in the area.

The rooms would suit a single **PROFESSIONAL** or **MATURE STUDENT**. 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 high quality furniture including bed, New Mattress, Wardrobe, bedside table and computer/study desk.
- Huge high specs kitchen equipped with oven, gas hob, **TWO** large capacity Fridge-Freezers, washing machine, microwave, toaster, kettle, utensils and plenty of kitchen units for residents to store their own groceries.
- Dining area has a dining set and also breakfast bar for residents to relax and dine together.
- Living room is furnished with HD TV, comfy fabric sofa. A nice place to be after a long day.
- **TWO** bathrooms (one on each floor) so never need to compete for toilet again.
- Unlimited super-fast Fibre Optic Broadband - a must-have for watching movies and online games.
- Communal area cleaned by professional cleaners bi-weekly with no extra costs.
- 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 8, 26, 34, 35, 36, 37, 38, 74, 75, etc.
- 10 mins walk to Salford City College.
- Local Park within a couple of minutes walk.
- Easy access to a variety of shops on Bolton Road including, takeaways/cafes, laundry, salon, Aldi and a supermarket.
- Close distance to Salford Royal Hospital and Media City.
- Easy access to the Salford University (10 min by bus).

Room rent includes all usual bills: Council Tax, Gas, Electricity, Water Rates, Wireless Broadband, regular cleaning service and house maintenance.

Single occupancy only. No couples. No smoking allowed inside the property.

Available now. Please contact lancashire properties to organize a viewing.

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.

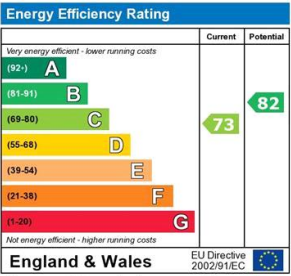
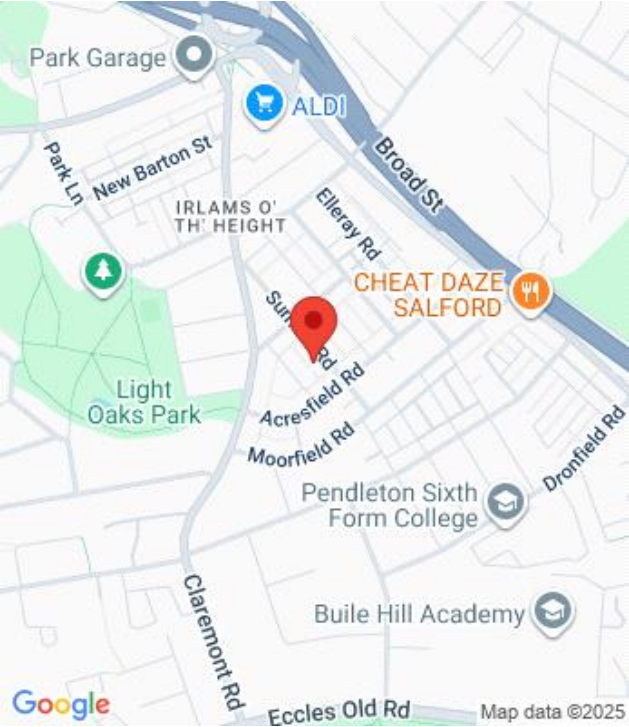
When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

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.

Deposit: £630

Holding Deposit: £125

- Double Glazing
- Excellent Public Transport links
- Fitted Bathroom
- Fitted Kitchen
- Modern Finish



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Lancashire Properties

967 Stockport Road, Levenshulme, Manchester M19 3NP

Tel: 0161 425 0207 Email: info@lancashire-properties.co.uk Website: 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