



*** TWO BEDROOM TERRACED *** NEWLY RENOVATED *** TWO RECEPTIONS ***
DOUBLE GLAZED *** GAS CENTRAL HEATING *** CENTRAL LONGSIGHT ***
CLOSE TO LONGSIGHT MARKET *** CLOSE TO LOCAL AMENITIES *** EXCELLENT
TRANSPORT LINKS *** EXCELLENT FOR SMALL FAMILY *** AVAILABLE NOW ***

£1,100 pcm NEWLY RENOVATED TWO BED TERRACED

LET



Lancashire Properties are delighted to offer this NEWLY RENOVATED SPACIOUS TWO-BEDROOM TERRACED HOUSE to let, situated in a quiet yet highly sought-after location of Longsight, M12 — Hatton Street. Ideally positioned, the property benefits from the following:

- Longsight Market within close walking distance.
- Excellent transport links via the main A6 Stockport Road.
- Close proximity to a wide range of amenities including Asda Supermarket, LIDL, Manchester Superstore, takeaways and restaurants.
- Conveniently located near medical practices, pharmacies and local places of worship (mosques, churches, etc.).
- Excellent educational facilities nearby, including St. Richard's Primary School and Crowcroft Park Primary School, with other options such as Chapel Street Primary School and Grange School in the vicinity.
- Bus stops located on the main road with multiple routes available — No. 191, 192, 168, etc. — providing direct connections to Manchester City Centre and Stockport Town Centre.

This newly renovated two-bedroom, two-reception room house offers spacious and modern living throughout.

The property briefly comprises two large reception rooms and a kitchen on the ground floor, along with two well-proportioned bedrooms and a family bathroom on the first floor.

Recently refurbished, the home benefits from a brand-new kitchen, new bathroom, new carpet, new window blinds and freshly painted interiors. The kitchen includes a range of wall and base units, incorporating a sink with drainer and mixer tap, together with an integrated gas hob and electric oven. The bathroom is fitted with a WC, wash basin and bathtub with shower mixer.

Additional features include gas central heating and uPVC double-glazed windows throughout, ensuring comfort and energy efficiency.

This unfurnished property is available at £1,100 per month.

Furnishing: Unfurnished (only new window blinds, new carpet, new gas hob and electric oven are fitted).

All bills are payable by the tenant.

No smoking permitted inside the property.

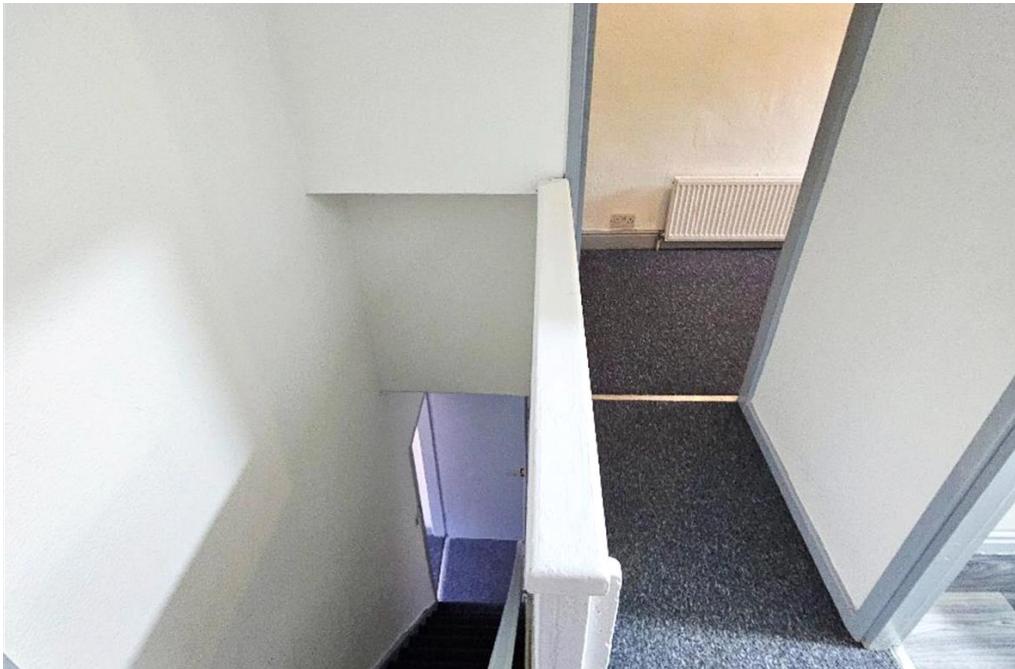
Rent and a five-week deposit are payable prior to move-in.

A homeowner guarantor may be required.

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: £1,250

Holding Deposit: £253



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential		
Very energy efficient - lower running costs					
(92-100)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D	79			
(39-54)	E	56			
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			
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.					
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)					

Viewing by appointment only
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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.