

\*\*\* FIRST FLOOR FLAT \*\*\* THREE BEDROOMS \*\*\* ON BORDER OF GORTON & STOCKPORT \*\*\* CLOSE TO ALL LOCAL AMENITIES \*\*\* BUS NETWORK FROM SOUTH REDDISH TO GORTON \*\*\* ALL ELECTRIC FLAT \*\*\* WALKING DISTANCE TO REDDISH VALE COUNTRY PARK \*\*\* READY TO MOVE IN \*\*\* AVAILABLE NOW \*\*\*

**£1,050 pcm** FLAT TO LET IN REDDISH



Lancashire Properties are delighted to present this three bed flat to let located on Gorton Road, Reddish, SK5. An ideal location which is close to all amenities such as Morrisons, Lloyds Bak, Wickes, Halfords, South Reddish Medical Centre and many others. Bus network - 7, 203 etc. connecting South Reddish to Gorton, with Reddish South Train Station a short walk away. Close drive to Stockport Town Centre which includes Merseyway Shopping Centre and access to the M60 motorway. Within walking distance to popular green space, Reddish Vale Country Park.

Spanning over two floors, the premise briefly comprises of a bedroom, kitchen with open plan reception area and bathroom on the first floor, whereas there are two further bedrooms and a storage room on the second floor.. Kitchen comprises of wall & base units with worktop over incorporating a bowl sink with mixer tap. Bathroom consists of a WC, wash basin, shower unit and wall & floor tilings.

An all electric premise, unfurnished with an integrated electric hob and oven present.

Suitable for a working professional/couple looking to rent their own private space.

All bills are payable by the tenant.

No Smoking allowed inside the flat.

Rent and five weeks deposit payable. References and guarantor could be required.

Available now to rent! Viewings highly recommended! Book now to avoid any disappointment!

**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.

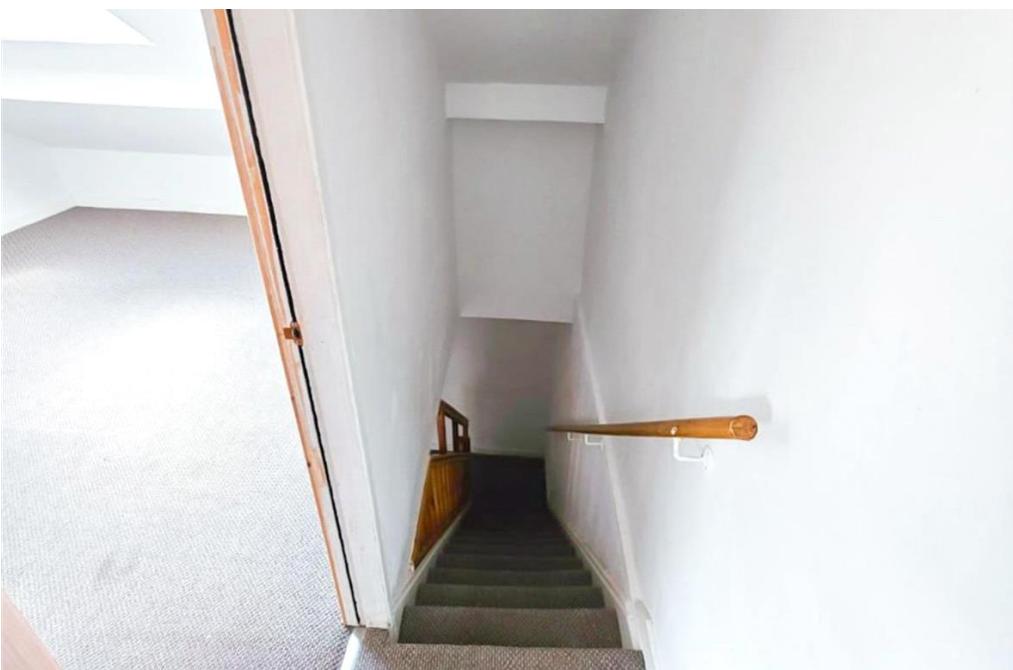
To make an offer for this property and to ensure the applicant is eligible, the applicant should meet the following affordability benchmark. This will ensure they meet the landlords expectations and pass through our referencing procedure. The applicant must be in full time employment, have been in their 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 or they should 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.

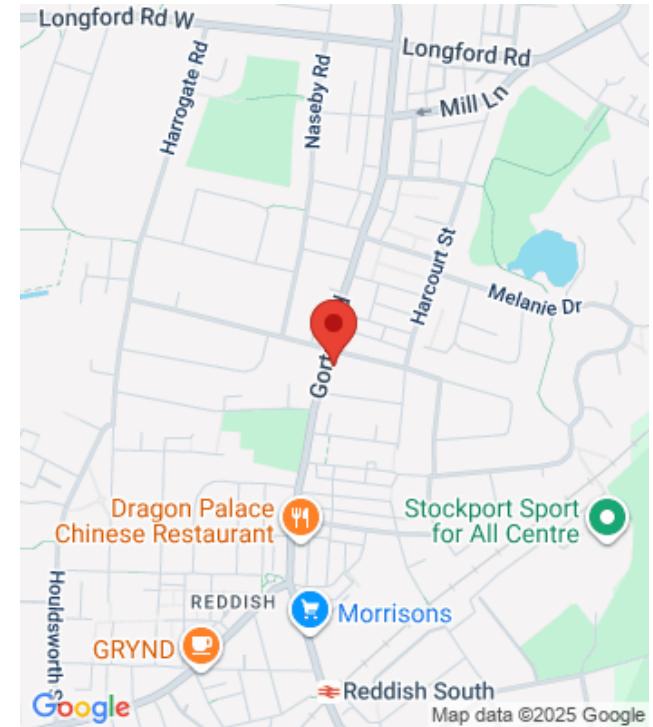
When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

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 (Stockport Council)  
Deposit: £1,211  
Holding Deposit: £242





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential		
Very energy efficient - lower running costs					
(92-100)	<b>A</b>				
(81-91)	<b>B</b>				
(69-80)	<b>C</b>				
(55-68)	<b>D</b>				
(39-54)	<b>E</b>				
(21-38)	<b>F</b>				
(1-20)	<b>G</b>				
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>			
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 <sub>2</sub> )					

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.