

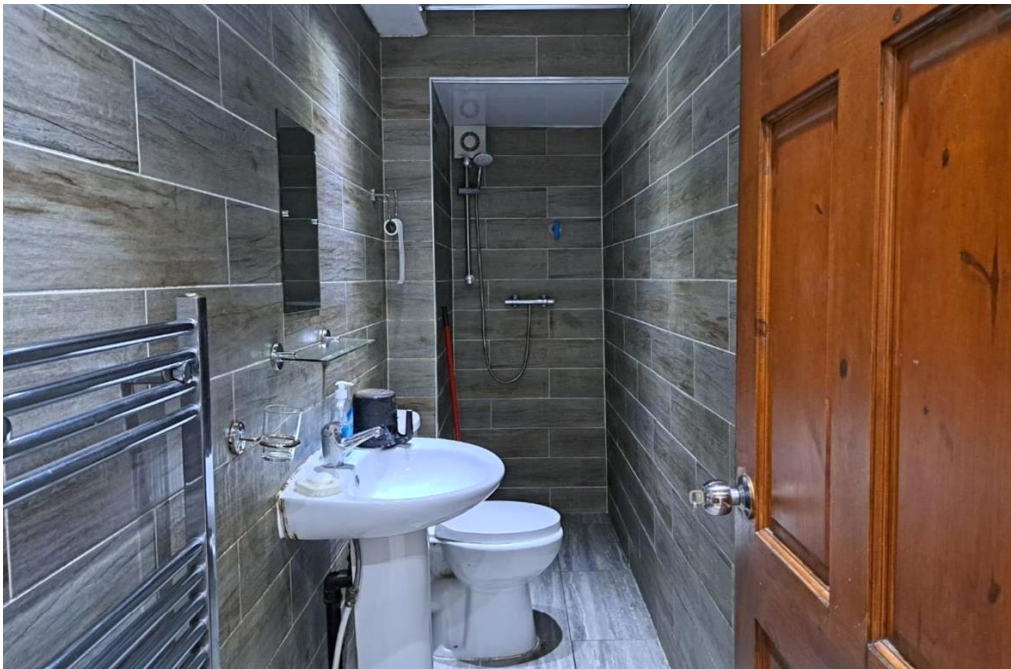


COALBURN STREET, GORTON, MANCHESTER, M12

***** OFF MAIN HYDE ROAD *** ONE BED LOWER GROUND FLOOR FLAT ***
SITUATED BEHIND B&M STORE *** BUS STOPS AND TRAIN STATION WITHIN
WALKING DISTANCE *** IDEAL ACCOMMODATION FOR WORKING PROFESSIONAL
COUPLE *** CLOSE TO LOCAL ALDI AND TESCO *** AVAILABLE NOW *****

£800 pcm MODERN ONE BED LOWER GROUND FLAT TO LET





Lancashire Properties are delighted to present this one bedroom, lower ground floor flat to let in a high demand residential area off Hyde Road in Gorton. Ideal for a working professional couples. Excellently situated with the following benefits;

- Located behind B&M Home Store and is also within a close distance to Aldi and Tesco 24 Hours Shopping Centre for all your shopping needs.
- Bus stops just minutes away by walk on main hyde road with many routes available running towards the City Centre.
- Easy access to a variety of shops including takeaways / cafes on main Hyde Road such as KFC and Subway.
- Short walk to Belle Vue train station going towards Piccadilly Train Station.

A lower ground floor flat briefly comprising of a living room, bedroom, a kitchen with dining space and a bathroom. Kitchen comprises of beige coloured wall & base units, contrasting with white tile flooring and white painted walls, with worktop over incorporating a bowl sink with mixer tap. Modern bathroom units with lino floor and tiled wall includes a WC, wash basin and shower. Unfurnished with white goods (Electric Cooker with Extractor HOD and a Washing Machine).

Suitable for a working professional couple looking to rent their own private space close to all amenities and transportation links.

NOT SUITABLE FOR KIDS.

Flat has shared utility meters with upstairs property and one third contribution to utilities per calendar month is payable. Council Tax is separate for both flats and payable by the tenant directly.

One month rent and five weeks deposit are payable. References and 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, have been in their current role for more than 3 month. If there are multiple applicants, the total, combined, yearly salaries must be at least this amount. 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

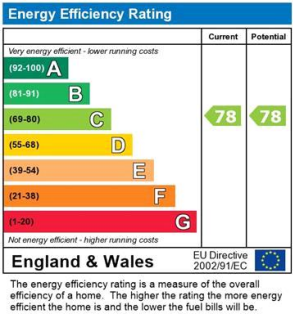
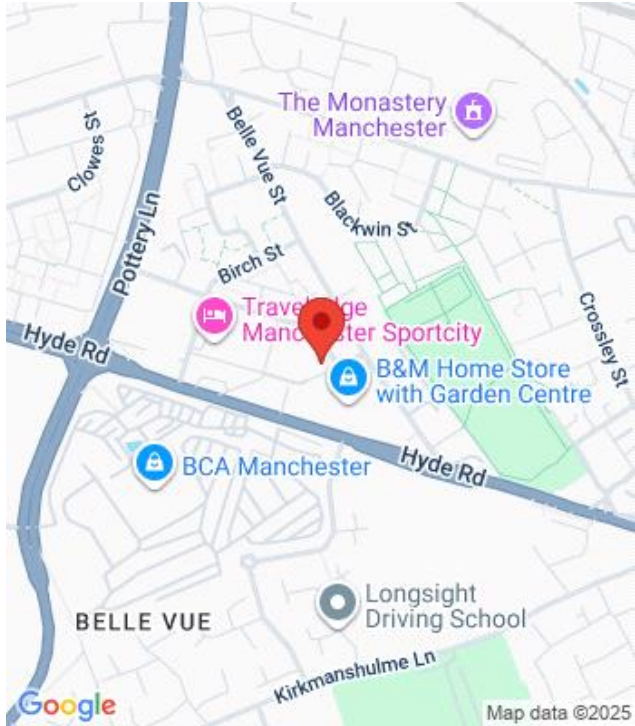
above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

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 (Manchester City Council)

Deposit: £923

Holding Deposit: £184



Viewing by appointment only
Lancashire Properties

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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.