



***** TWO BED TERRACED IN BURNAGE *** FULLY FURNISHED *** OFF MAULDETH ROAD & WALKING DISTANCE TO KINGSWAY *** IDEALLY SUITED FOR A SMALL FAMILY OR WORKING PROFESSIONAL COUPLE *** EXCELLENT LOCATION NEAR ALL AMENITIES *** FREQUENT COMMUTE NETWORK *** AVAILABLE FROM 1ST NOVEMBER *****

£1,200 pcm BEAUTIFUL TWO BED TERRACED HOUSE TO LET





Lancashire Properties are delighted to present this beautiful two bed terraced house situated within the heart of Burnage. It's excellent location benefits from being close to all schools and amenities such as Alma Park Primary School, St Mary's RC Primary School, Levenshulme High School for Girls and many others. Excellent located between an Aldi on Kingsway and a Tesco on Stockport Road, both within close driving distance. Local butchers on Burnage Lane along with well known takeaway, The Food Box, as well as Burnage Health Clinic which is just around the corner. The number 50 bus on Kingsway links South Manchester directly to the City Centre.

Briefly comprises of two reception rooms and a kitchen on the ground floor; whereas, two good size bedrooms and a bathroom on the first floor. Benefitting from spacious rooms, gas central heating & electric. Kitchen comprising of wall & base units with worktop incorporating a bowl sink with mixer tap. Bathroom fittings include a WC, wash basin and bathtub fitted with a shower head. Externally, the house has a rear garden to enjoy the sunny summers.

Suitable for working professional small family looking to rent their own private space close to all amenities and transportation links

Bills are not included in the rent.

Part furnished property with white goods. Furniture as seen in pictures.

Rent and five weeks deposit payable.

No smoking allowed inside the property.

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 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

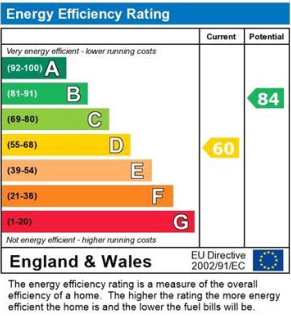
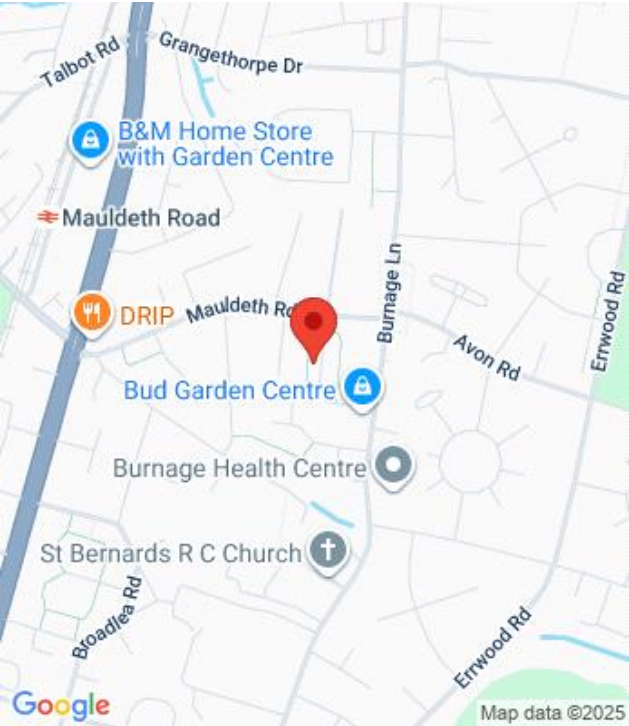


rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

Council Tax Band: A (Manchester City Council)

Deposit: £1,557

Holding Deposit: £311



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.