



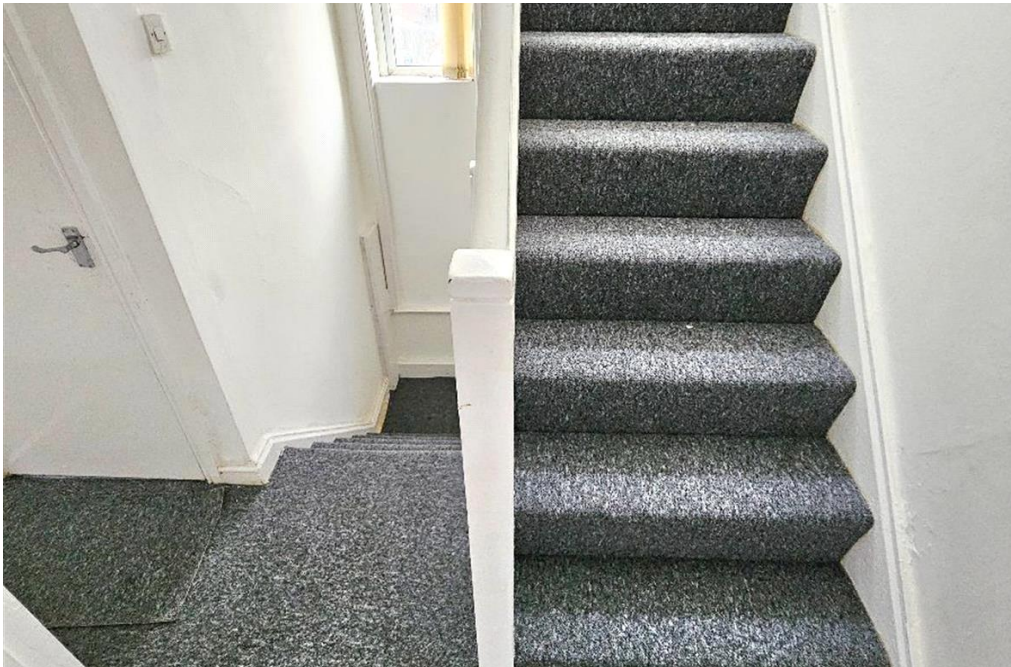
STANLEY GROVE, GORTON, MANCHESTER, M18

***** NEWLY REFURBISHED *** THREE BEDROOM DUPLEX FLAT *** WITH JULIET BALCONY *** DOUBLE GLAZING *** GAS CENTRAL HEATING *** CLOSE TO LOCAL AMENITIES *** EASY ACCESS TO PUBLIC TRANSPORTATION *** CLOSE TO LOCAL SCHOOLS *** AVAILABLE TO MOVE IN NOW *****

£1,250 pcm THREE BED DUPLEX FLAT WITH BALCONY

LET





Welcome to this immaculate flat, available to let in a highly sought-after location, nestled on the border of Longsight and Gorton. This delightful property promises comfortable living with its well-considered layout and generous space.

This three-bedroom duplex flat is perfect for families, designed with a layout that ensures everyone has their own space. As you step inside, you are greeted by a warm and inviting reception room with a large balcony, perfect for family gatherings or simply unwinding after a long day.

The property boasts a well-equipped kitchen, ready for you to cook up a storm. On the first floor, you will also find a bathroom fitted with modern fixtures.

Moving up to the second floor, there are three good-sized bedrooms, each offering ample space for personalisation.

Whole property has been renovated with high standards and includes brand new kitchen, brand new bathroom, new carpets and flooring, new paint work and alot more.

Property comes unfurnished and includes a gas cooker only.

The location is truly a highlight, with excellent public transport links ensuring you can navigate the city with ease. Families will appreciate the nearby schools, offering a great choice for your children's education. Plus, local amenities are just a stone's throw away, providing all the conveniences you need right at your doorstep including Asda Longsight, Lidl, Longsight Market Area etc. Access to local shops and takeaways open till late which includes Sanam, Lazeeza, Maza and many others. Excellent bus network on A6 stockport road - 191, 192 etc. running every 10 minutes during peak periods to and from Manchester City Centre as well as Stockport Town Centre.

In conclusion, this flat represents a great opportunity to live in a fantastic location, offering comfortable living spaces and essential amenities within reach. Don't miss out on this excellent opportunity and arrange a viewing today!

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.

A property not to be missed! Book now to avoid any disappointment! Viewings highly recommended!

Council Tax Band: A (Manchester City Council)

Deposit: £1,442

Holding Deposit: £288

Parking options: On Street

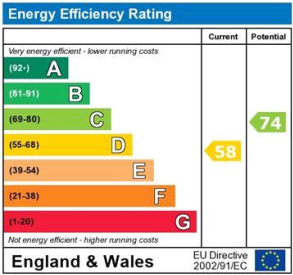
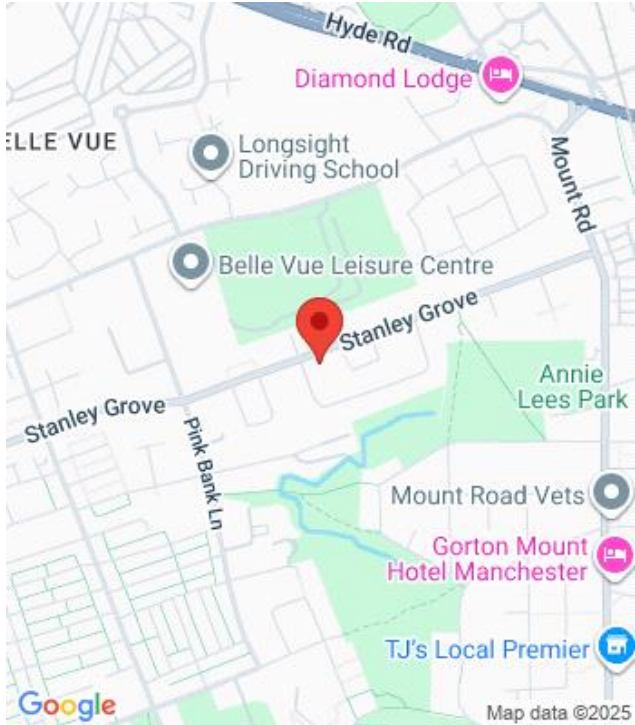
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users



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

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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.