

WESTMINSTER STREET, LEVENSHULME,
MANCHESTER, M19

*** THREE BEDROOM SEMI DETACHED HOUSE TO LET *** CLOSE TO A6
STOCKPORT ROAD *** WALKING DISTANCE TO ALL LOCAL AMENITIES *** FULL
UPVC DOUBLE GLAZED *** GAS CENTRAL HEATING *** EXCELLENT PUBLIC
TRANSPORT LINKS *** AVAILABLE NOW ***

£1,295 pcm THREE BED SEMI DETACHED HOUSE TO LET



PLEASE NOTE : There is a room and a bathroom to the rear of the property which is not part of letting and is been rented saperate to a female individual.

Lancashire Properties are delighted to present this THREE BEDROOM SEMI-DETACHED HOUSE located off A6 Stockport Road, Levenshulme, Manchester, M19. Situated in the heart of Levenshulme, this property benefits from an excellent location close to all amenities, including an Asda within half a mile, along with a wide range of takeaways and restaurants open late on the main A6, Stockport Road.

Centrally positioned with convenient access to local schools such as Chapel Street Primary School, St Andrew's C of E Primary School, Grange School, Alma Park and many others. There is also an excellent transport network, with frequent bus services including the 168 linking to key areas of South Manchester, as well as the 191/192 services on the main A6 providing direct routes to Manchester and Stockport City Centres.

The property comprises, on the ground floor, an entrance hall, a spacious reception room and a modern kitchen. To the first floor, there are three generously proportioned bedrooms and a family bathroom. The kitchen is fitted with a range of wall and base units, complemented by worktop surfaces incorporating a single-bowl sink with mixer tap. The bathrooms is equipped with a standard toilet, wash basin and a shower cubicle facilities.

The property has been updated with a new kitchen, new bathroom and new flooring.

Ideal for Professionals and Small Families. Viewings are highly recommended as properties of this standard and location do not remain on the market for long.

Bills are not included in the rent – tenants are responsible for utilities, council tax, broadband, and TV licence.

Rent and five weeks' deposit payable.

Guarantor and references may be required.

Council Tax Band: A

A property not to be missed! Book now to avoid 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.

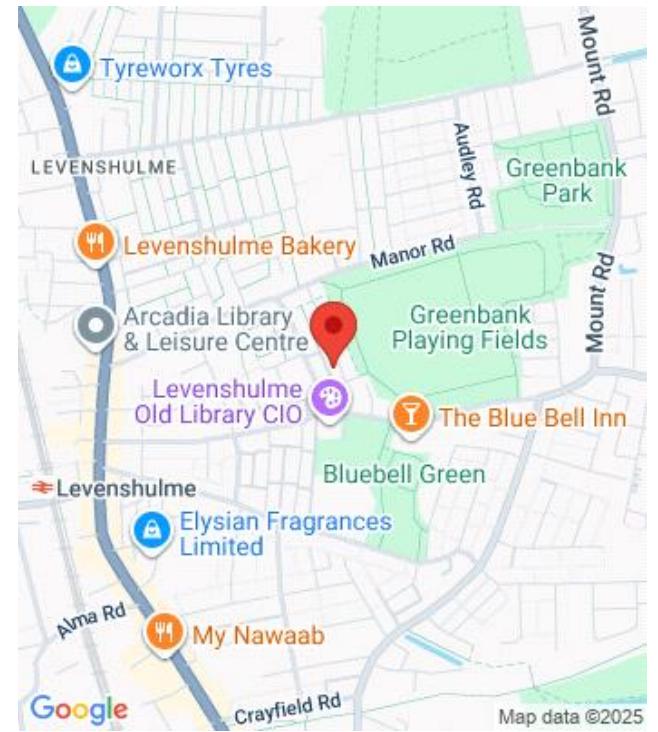
If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

Council Tax Band: A (Manchester City Council)

Deposit: £1,600

Holding Deposit: £320

Parking options: On Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(86-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
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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.