



ALBERT AVENUE, GORTON, MANCHESTER, M18



*** EXCELLENT FAMILY HOME *** THREE GOOD SIZED BEDROOMS *** TWO RECEPTIONS *** DOUBLE GLAZED *** GAS CENTRAL HEATING *** CLOSE TO A57 HYDE ROAD *** CLOSE TO LOCAL AMENITIES *** CENTRALLY LOCATED TO SCHOOLS *** EXCELLENT TRANSPORT LINKS *** AVAILABLE FROM 1ST OCTOBER ***

£1,250 pcm THREE WITH TWO RECEPTIONS IN GORTON

LET



Lancashire Properties are delighted to present this THREE BEDROOM MID TERRACED available to let in a high demand area of Gorton, M18. An excellent location that provides many benefits including:

- Main Road location which leads towards the City Centre and to the M60.
- Short distance to Asda Gorton Supermarket and is within a short distance to all amenities on Hyde Road which includes Tesco Extra, Gorton Market and takeaways such as Subway & KFC etc.
- Located centrally amongst schools which includes Abbey Hey Primary School, Old Hall Drive Academy, Oasis Academy, Sacred Heart RC Primary School and many more.
- Bus stops located on Main Road with many routes available – No 201, 203, etc, connecting to the Manchester City Centre.
- Walking distance to local green space, Debdale Park.

The property briefly comprises of two large reception rooms and a kitchen on the ground floor; whereas, three well proportioned bedrooms and a three piece family bathroom are on the first floor. Kitchen comprising of wall & base units incorporating a bowl sink with mixer tap. Three piece bathroom comprising of a standard WC, wash basin and a shower unit. Externally, there is a yard at the rear.

AVAILABLE FROM 1ST OCTOBER.

The property comes unfurnished, with white goods only which includes (fridge/freezer, washing machine and a gas cooker).

Ideal for working professionals looking to rent their own space in a quiet location.

One month's rent and five weeks' deposit payable. References and a guarantor may be required.

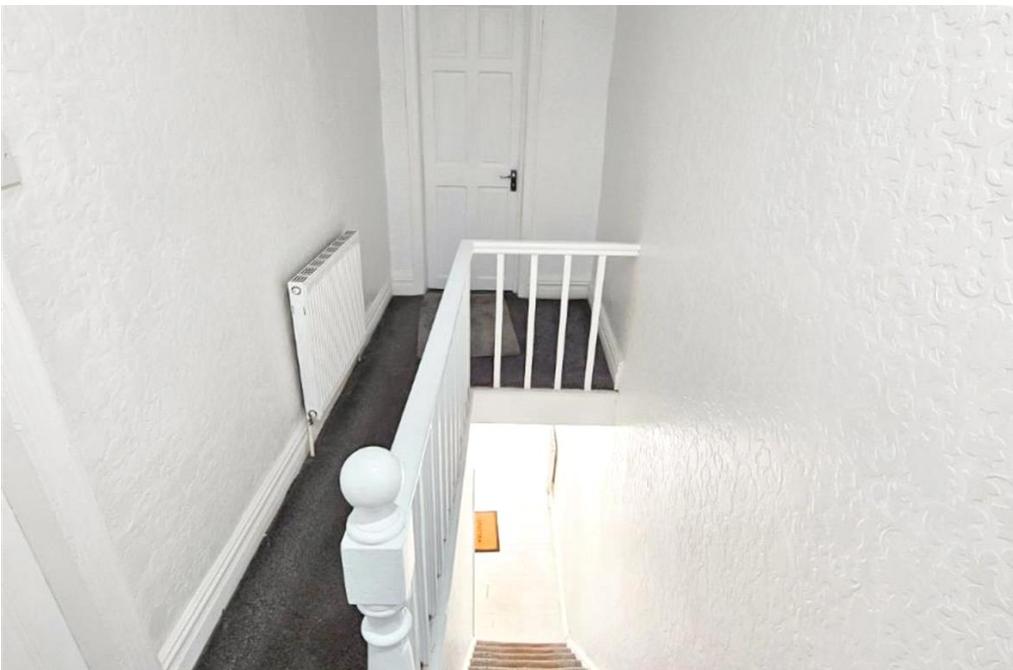
A property not to be missed! Book now to avoid disappointment! Viewings highly recommended!

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, 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.



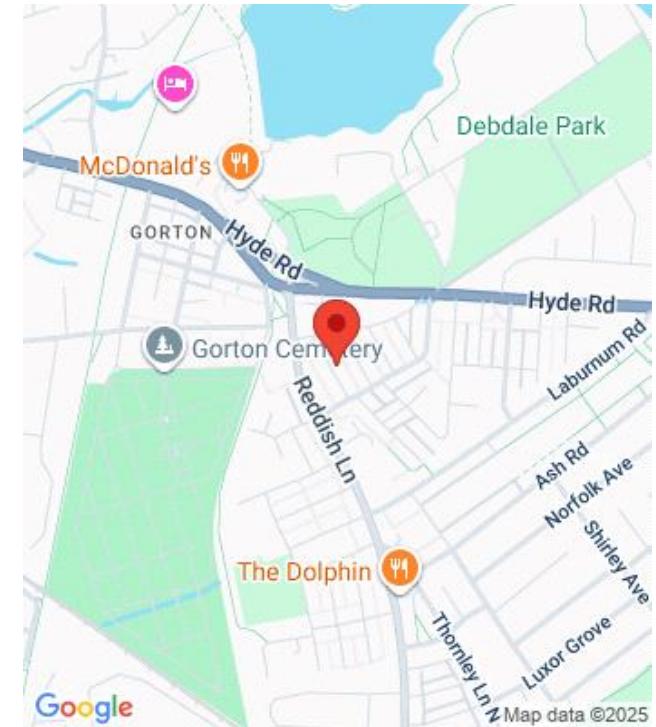
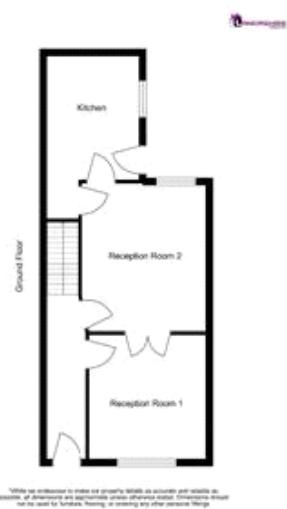
If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to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

Council Tax Band: A (Manchester City Council)

Deposit: £1,440

Holding Deposit: £288





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	83
(86-91)		B	68
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
<small>Not energy efficient - higher running costs</small>			
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.