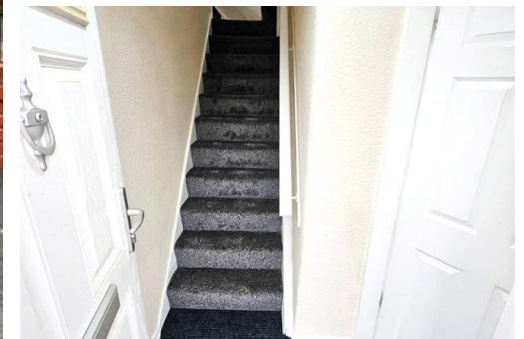




GLOUCESTER ROAD, DROYLSDEN, MANCHESTER,  
M43



**\*\*\* THREE BED SPACIOUS HOUSE TO LET\*\*\* NEWLY RENOVATED \*\*\* LARGE  
PRIVATE GARDEN \*\*\* CLOSE TO DROYLSDEN MARKET \*\*\* SHORT DISTANCE TO  
ALL LOCAL AMENITIES \*\*\* FULL UPVC DOUBLE GLAZED \*\*\* GAS CENTRAL  
HEATED \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* EXCELLENT FOR SMALL FAMILY  
\*\*\* AVAILABLE NOW \*\*\***

**LET**

**£1,100 pcm** REFURBISHED THREE BED HOUSE







Lancashire Properties are delighted to offer this REFURBISHED SPACIOUS THREE BEDROOM house to let located at a very quiet, yet demanding location of Droylsden, M43. Excellently situated with the following benefits:

- Droylsden Market at close walking distance.
- Centrally located to Medical practice, Pharmacy, local Religious Places.
- Situated close to Greenside Primary School, Manchester Road Primary Academy and Moorside Primary Academy with other schools in the immediate vicinity.
- Bus stops located on Main Stockport Road with many routes available – No 231, 230 etc, connecting to Manchester City Centre and further bus routes available on main Sunnyside Road linking towards Manchester town centre.
- Train Station within close walking distance on Shrewsbury Road connecting to Piccadilly Train Station & Stockport Train Station.

The property comprises a Large Reception room, Dining room and Kitchen on the ground floor. The first floor offers two Double Bedroom, a third Single Bedroom and a Bathroom.

Externally there is a private garden to the side suitable for kids play area and to enjoy sunny weather.

The accommodation benefits from spacious rooms, gas central heating and uPVC double-glazed windows throughout. It is offered as unfurnished. A Gas Hob and electric oven is fitted in kitchen and all rooms are fitted with window blinds. The property has been newly updated with new paint, new kitchen, new flooring and carpets new window blinds.

All bills payable by the tenant.

No smoking allowed inside the property.

Rent and five weeks deposit payable. A home owner guarantor could be required.

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 ( Tameside Metropolitan Borough Council)**


**Deposit: £1,269**

**Holding Deposit: £253**

**Parking options: On Street**

**Garden details: Rear Garden**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			86
81-91 B			
69-80 C			
55-68 D		63	
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  
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.