



DUNSTON STREET, MANCHESTER

*** IDEAL FAMILY HOUSE *** NEWLY RENOVATED*** CLOSE DRIVE TO CITY CENTRE
*** ALL LOCAL AMENITIES CLOSE BY *** CENTRALLY LOCATED TO SCHOOLS ***
UPVC DOUBLE GLAZED *** GAS CENTRAL HEATING *** EXCELLENT TRANSPORT
NETWORK *** AVAILABLE NOW *****

£1,250 pcm NEWLY RENOVATED



Lancashire Properties are delighted to present this FULLY RENOVATED 3 BED terraced house to rent in a high demand residential area of Clayton, situated off Ashton New Road. Ideal accommodation for any working professional family. Centrally located with schools at easy walking distance such as Ravensbury Community School, Seymour Road Academy as well as many others. A few minutes walking distance from the Etihad Stadium which is situated next to an Asda Superstore and other national brands. Excellent bus network located on Main Ashton New Road linking to the City Centre as well as a local Metrolink station just at a close walk.

This well-presented property offers spacious accommodation arranged over two floors. On the ground floor, the property briefly comprises a generously sized living and Double bedroom, and a modern fitted kitchen . The recently renovated kitchen features a range of wall and base units with complementary worktop surface, a single bowl sink with mixer tap and integrated appliances including a gas hob with extractor hood and oven.

To the first floor, there are 2 bedrooms along with a family bathroom. The bathroom is fitted with a three-piece suite consisting of a WC, wash basin and bathtub fitted with shower mixer.

Externally, the property benefits from a small rear yard. Recent updated property which include new carpets, new kitchen, new bathroom and fresh décor throughout, ensuring a clean and modern finish. This home is ideally suited to working professional small family seeking private accommodation within close proximity to local amenities and excellent transport links.

Property comes unfurnished with just a gas HOB, electric oven, fitted carpets and fitted window blinds.

- Bills are not included in the rent and tenants are responsible for all utilities, council tax, broadband and TV license.

- Rent and five weeks deposit payable.

- No Air BnB or Corporate lets allowed.

- Guarantor and references could be required.

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

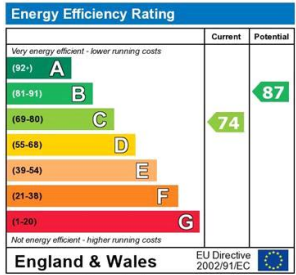
provide a suitable guarantor, the only option is to pay the full rental term in advance, for example, 6 months or 12 months rent in advance.

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

Deposit: £1,442



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