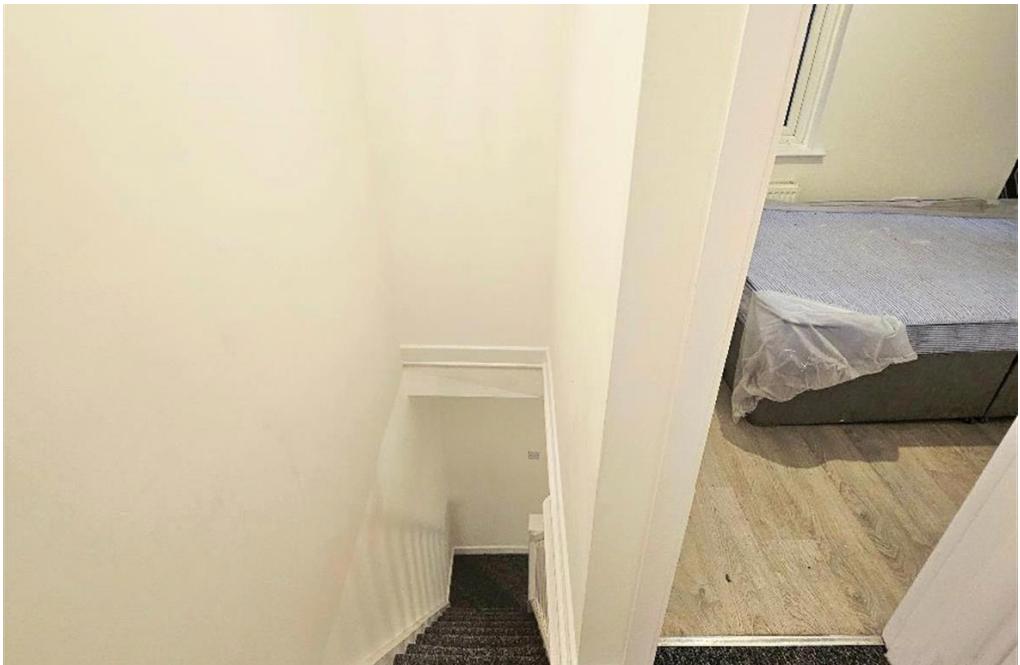




\*\*\* THREE BED TERRACED \*\*\* EXCELLENT FOR STUDENTS/GROUPS \*\*\* WALKING DISTANCE TO LOCAL AMENITIES \*\*\* WALKING DISTANCE TO MANCHESTER UNIVERSITY CAMPUS \*\*\* EXCELLENT TRANSPORT NETWORK \*\*\* MODERN LIVING STANDARDS \*\*\* CLOSE TO ALL LOCAL AMENITIES \*\*\* READY TO MOVE IN \*\*\*

**£1,400 pcm** THREE BED HOUSE IN FALLOWFIELD



Lancashire Properties are delighted to present this three bed terraced on Thorn Grove, Fallowfield, M14. Excellent for students or working professionals. Situated in the heart of Fallowfield which is one of the most desired areas and well known for its vibrant atmosphere, ideal for students as it is located just few minutes walk to Universities campuses.

The premise briefly comprises of a bedroom, a large living room and a kitchen on the ground floor, whereas, there are two bedrooms and a bathroom on the first floor.

The property comes unfurnished and includes only fridge, washing machine and gas HOB in kitchen. All windows are fitted with blinds.

Superb transportation routes 41, 42, 43, 44, 50, 130, 141, 142, X41, X57 within walking distance every 3 to 5 minutes going towards Manchester city center, Oxford road and surroundings.

**Places of interest nearby includes:**

- \* Sainsbury's supermarket
- \* Gyms and Parks
- \* Restaurants and Takeaways
- \* Pubs & Cafe's

All Bills payable by the tenant. No smoking allowed inside the property.

Rent and five weeks Deposit payable. References and guarantor could be required.

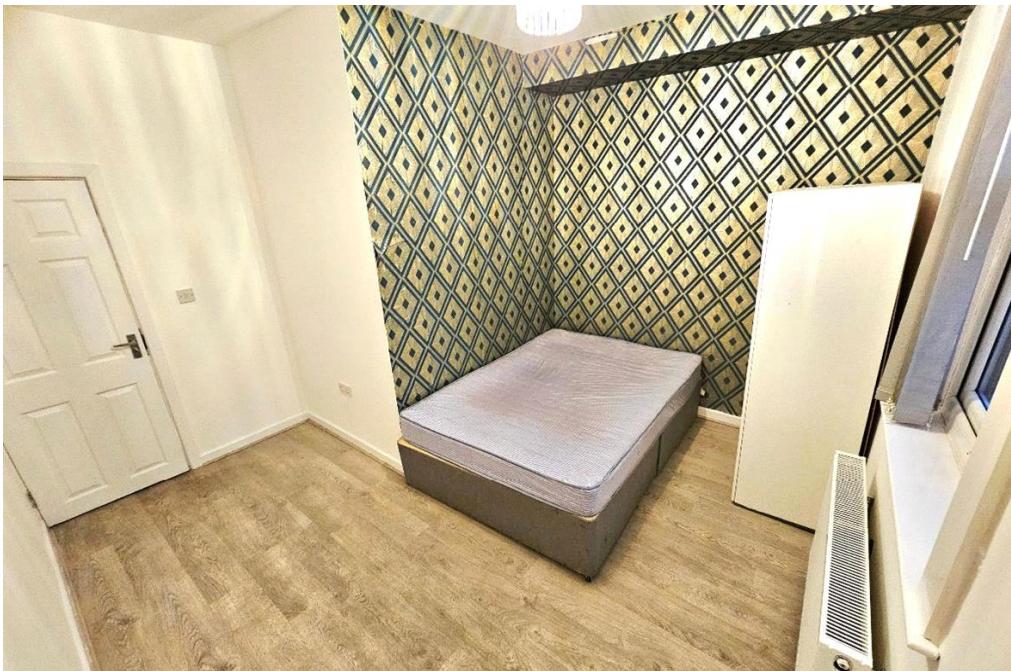
A property not to be missed. Book now to avoid any disappointment. Viewings highly recommended.

**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, 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 inquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the inquiry process and will ensure you get a



viewing quickly.

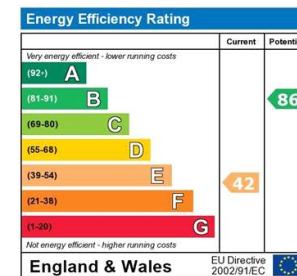
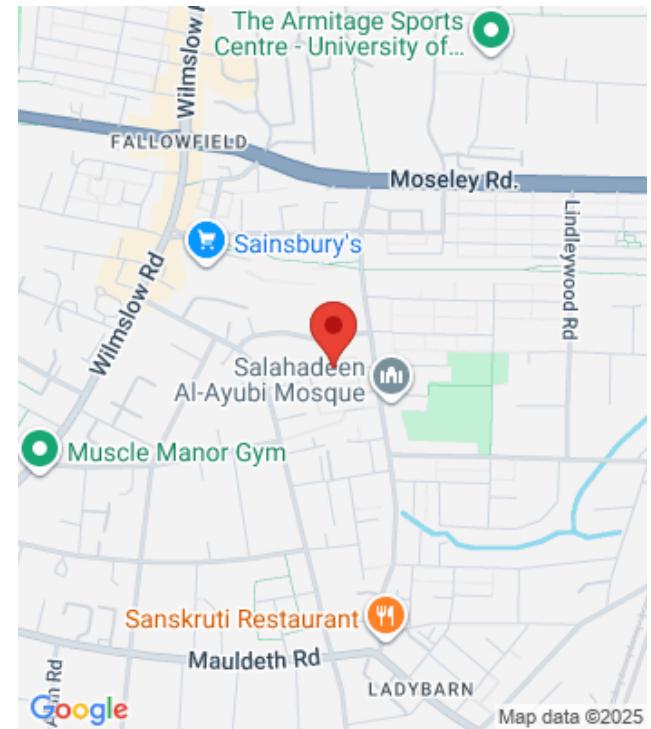
If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to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

Council Tax Band: A (Manchester City Council)

Deposit: £1,615

Holding Deposit: £323





Viewing by appointment only  
 Lancashire Properties  
 967 Stockport Road, Levenshulme, Manchester M19 3NP  
 Tel: 0161 425 0207 Email: [info@lancashire-properties.co.uk](mailto:info@lancashire-properties.co.uk) Website: [www.lancashire-properties.co.uk](http://www.lancashire-properties.co.uk)

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.