



*** EXCELLENT LOCATION OFF A6 STOCKPORT ROAD *** TWO DOUBLE BEDROOMS *** SPACIOUS RECEPTION ROOM *** TWO MINUTE WALK TO LONGSIGHT MARKET AREA *** GAS CENTRAL HEATING *** DOUBLE GLAZING *** ALL LOCAL AMENITIES AT DOORSTEP *** EXCELLENT TRANSPORT NETWORK *** AVAILABLE NOW ***

£1,000 pcm TWO DOUBLE BEDROOM FIRST FLOOR FLAT



Lancashire Properties are delighted to present this RECENTLY RENOVATED TWO DOUBLE BEDROOM first floor flat to let in the heart of Longsight. A very desirable location situated on Stamford Road, M13, which is around the corner from A6 Stockport Road. All local amenities are at your door step with the Longsight Market Area, Lidl, Farm foods and Asda Longsight at a two minute walk as well as several takeaways/cafes such as Mazaa, Paradise, Sanam, Al-Aqsa etc. open till late. Transportation links which runs very frequently including routes 191, 192 etc. linking towards Manchester City Centre and to Stockport Town Centre.

Briefly comprising of two double bedroom, a separate large reception room, separate kitchen and a bathroom. Flat is recently been updated with new kitchen, new bathroom, new paint work and carpeting. Benefiting from gas central heating and electric.

The property is part furnished and includes window blinds and white goods (gas cooker, fridge freezer, a washing machine) along with bed and cupboard in one room and a two seater sofa along with tables and chairs in sitting room. Kitchen includes wall & base units with worktop over incorporating a sink bowl with mixer tap. Bathroom includes a WC, wash basin and a bath tub fitted with a shower mixer.

The tenant is responsible for all utilities, council tax, broadband and TV license. Bills are not included in monthly rent.

One month rent and five weeks deposit payable upon sign-up.

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.

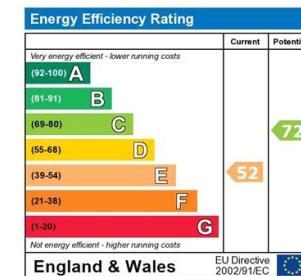
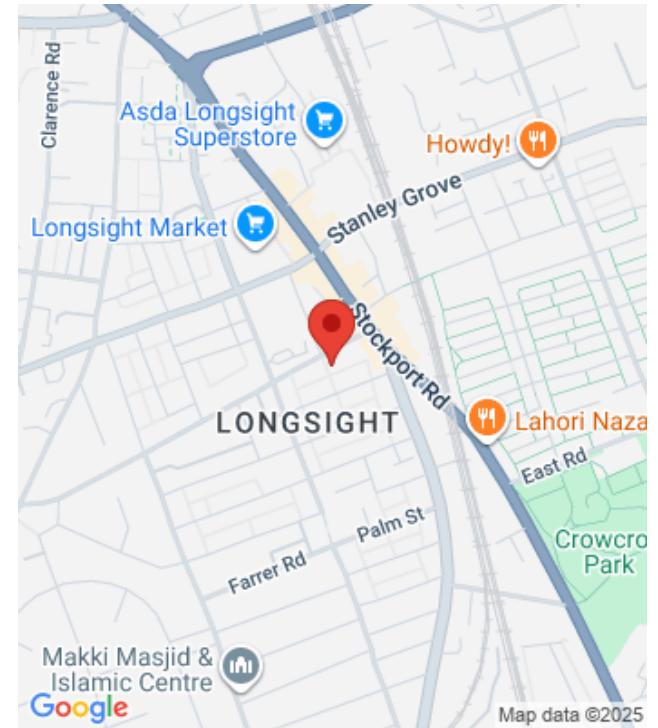
When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

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: £1,150

Holding Deposit: £230





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.