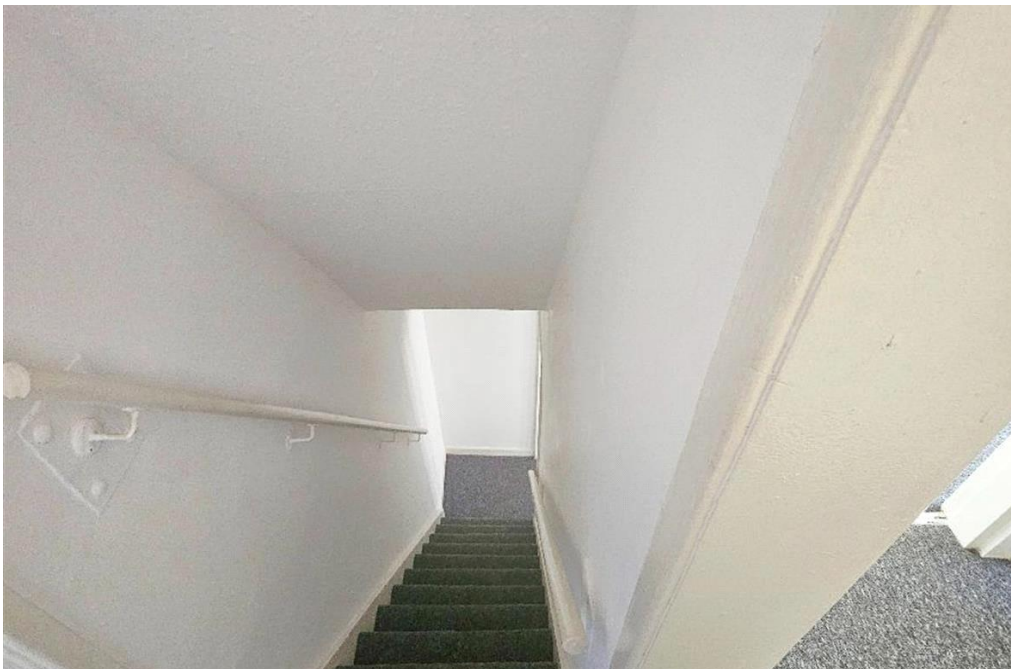


*** IDEAL FAMILY HOUSE *** NEWLY RENOVATED*** CLOSE DRIVE TO CITY CENTRE
 *** ALL LOCAL AMENITIES CLOSE BY *** CENTRALLY LOCATED TO SCHOOLS ***
 UPVC DOUBLE GLAZED *** GAS CENTRAL HEATING *** EXCELLENT TRANSPORT
 NETWORK *** AVAILABLE NOW *****

£1,250 pcm NEWLY RENOVATED





Lancashire Properties are delighted to present this FULLY RENOVATED Four BED terraced house to rent in a high demand residential area, located centrally between Ashton Old Road and Hyde Road. Ideal for working professionals or a small family as schools and local amenities are at your doorstep. Excellently situated with the following benefits:

- Short distance to Tesco 24 Hours Shopping Centre and to local amenities within Gorton Market;
- Easy access to a variety of shops including takeaways/cafes on main Hyde Road such as KFC and Subway, as well as Lidl and Morrisons on Ashton Old Road;
- Centrally located with schools surrounding the property such as Sacred Heart RC Primary School, St James C of E Primary School, Grange School and many more locations;
- Bus stops just minutes away by walk with many routes available running towards the City Centre;
- Belle Vue train station located on Hyde Road going towards Piccadilly Train Station..

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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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Tel: 0161 425 0207 Email: info@lancashire-properties.co.uk Website: 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