



***** THREE BEDROOM FIRST FLOOR FLAT *** FULLY FURNISHED *** ON MAIN A6 STOCKPORT ROAD *** ALL LOCAL AMENITIES AT DOORSTEP *** GAS CENTRAL HEATING & ELECTRIC *** DOUBLE GLAZING *** EXCELLENT TRANSPORT LINKS TO CITY CENTRE *** IDEAL FOR WORKING PROFESSIONAL COUPLE *** AVAILABLE NOW *****

£1,300 pcm THREE BED FLAT ON MAIN A6





Lancashire Properties are delighted to present this **THREE BEDROOM**, first floor flat available to let in a high demand residential area, on Stockport Road, M19. It's excellent location provides many benefits including:

- Easy access to flat on Main A6 Stockport Road.
- Walking distance to a variety of shops including Tesco Metro, ALDI, Takeaways (MyNawaab, KFC, Subway etc).
- Bus stops are just opposite to the flat on Main Road with many routes available – No 191, 192, etc, connecting to Manchester City Centre & Stockport Town Centre.
- Levenshulme Train Station within two minutes walking distance connecting to Piccadilly Train Station & Stockport Train Station.

The flat briefly comprises of a living/dining space with open plan kitchen, three good size bedrooms and a three piece bathroom. Kitchen comprises of wall & base units with worktop incorporating a bowl sink with drainer unit and mixer tap. Bathroom fittings include a WC, wash basin and a bathtub fitted with shower mixer. The flat comes with white goods only (fridge-freezer, washing machine, gas HOB & electric oven).

The flat comes furnished with a sofa, dining table with chairs, beds, and fixed wardrobe units in all rooms.

Ideal for a working professional couples or friends looking to rent their own place close to all local amenities.

Rent and Five Weeks Deposit payable. References and guarantor could be required.

No smoking allowed inside the flat.

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 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.



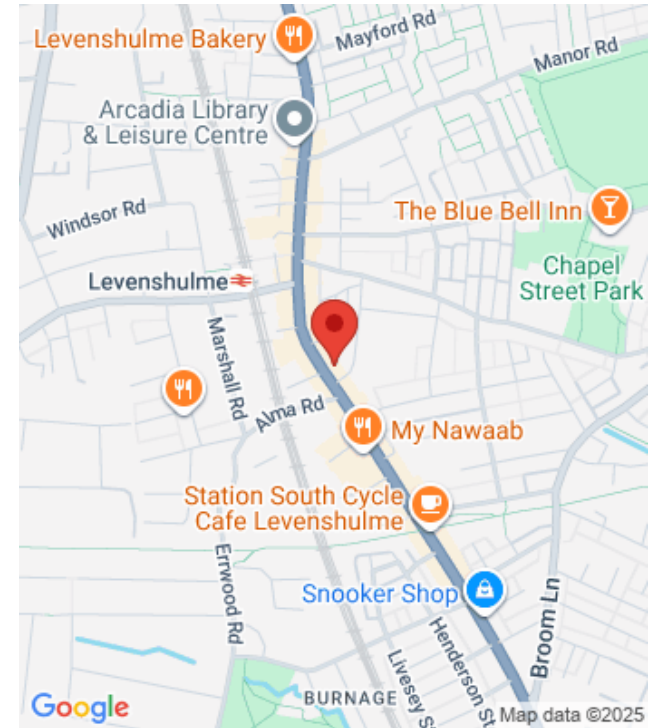
If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to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

Council Tax Band: A (Manchester City Council)

Deposit: £1,500

Holding Deposit: £300





Viewing by appointment only

Lancashire Properties

967 Stockport Road, Levenshulme, Manchester M19 3NP

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.