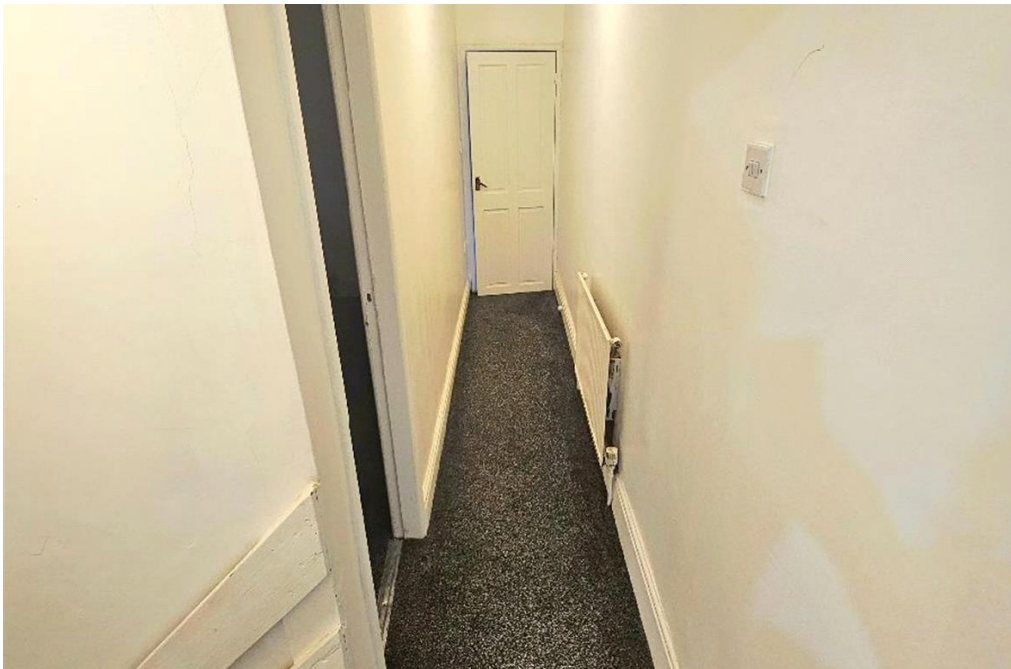




*** IDEAL SPACIOUS FAMILY HOUSE *** TWO DOUBLE BEDROOMS *** TWO RECEPTIONS *** DOUBLE GLAZED *** GAS CENTRAL HEATING *** OFF MOSTON LANE *** LOCAL AMENITIES & SHOPS AT DOORSTEP *** NEXT TO HARPURHEY SHOPPING CENTRE *** GOOD COMMUTE NETWORKS *** READY TO MOVE IN NOW ***

£1,000 pcm TWO DOUBLE BEDROOM TERRACED IN MOSTON





Lancashire Properties are delighted to present this **TWO DOUBLE BEDROOM TERRACED** family house, situated in the Moston area. Ideal for a small working professional family looking to move where local amenities are within easy access which includes Lloyds Bank, Wilkinson Pharmacy, Moston Superstore, Moston Lane Post Office, Simpson Medical Practice as well as various takeaways/cafes, all around the corner from the property on Moston Lane. Short walk to Harpurhey Shopping Centre which contains a Lidl, McDonalds and many other major brands just at your door step. Frequent commute networks, 112, 113, 115, etc. connecting Moston to Cheetham Hill. Local schools includes Lily Lane Primary School, Camberwell Park School, Moston Fields Primary School and many others.

Briefly comprises of two reception rooms and a kitchen on the ground floor, whereas there are two good size bedrooms and a family bathroom on the first floor. Kitchen includes wall & base units with worktop incorporating a sink bowl with mixer tap. Bathroom comprises of wall and floor tiles and includes a WC, wash basin and a shower cubicle with shower mixer. A gas boiler fitted in kitchen which supplies heating and hot water and property is fully double glazed.

Externally there is a rear yard to enjoy sunny summers.

Property comes unfurnished and includes only a washing machine and a single bed.

Bills are payable by the tenant.

Excellent family home for those looking a quiet place close to local amenities and schools.

One month rent and five weeks deposit payable. References and Guarantor could be required for the application process. No smoking.

A ready to move in property! Viewings highly recommended! Book now to avoid any disappointment!

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	79	
(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.