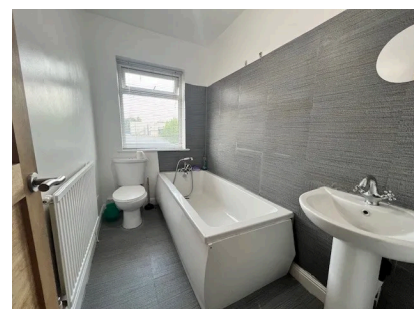
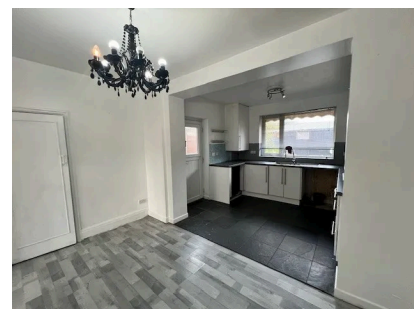




Lilmore Avenue, Newton Heath, Manchester

£1,200 pcm



Features

- Bay Fronted Traditional House
- Extended Accommodation
- 3 Well-Proportioned Bedrooms
- New Carpets
- Recently Decorated
- Driveway for Two Cars
- Enclosed Rear Garden
- Convenient for Manchester City Centre
- Unfurnished House

Full Description

Three Bedroomed family sized, traditional house in a cul-de-sac position, conveniently situated within reach of local amenities and Manchester City Centre.

The property benefits from extended ground and first floor accommodation with gas heating, double glazing, modern kitchen and bathroom fittings, off road parking and an enclosed rear garden.

ACCOMMODATION:

The accommodation briefly comprises; Entrance hallway with a staircase to the first floor and access to the front Lounge. The Lounge is a spacious room with a walk-in bay window and focal point fireplace. A doorway leads into a Dining Area with large storage cupboard. The dining room is open plan into the fitted kitchen beyond, which provides white laminate units, worktops and an oven with a cooker hob.

On the first floor there is a landing to all rooms. Two double sized bedrooms and a spacious third single bedrooms. There is a modern white bathroom with bath, wash hand basin and WC.

Externally there is a brick paviour driveway providing parking for two cars. An enclosed rear garden with fenced boundaries paved patio areas.

LOCATION:

The property is close to excellent local public transport links for commuting by bus, train or tram as well as good commuting road links into Manchester City Centre and the M60 Motorway network. The property is also well placed for local shopping, dining, entertainment and leisure pursuits.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £36,000

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £ 36,000 to ££44,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

Brick walls under a tiled pitched roof.

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the Floor Plan for details.

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas

Broadband Type: Standard & Ultrafast Fibre

Broadband Download MBPS: Std: 16 / SF: 0 / UFF: 1000

Broadband Upload MBPS: Std: 1 / SF: 0 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

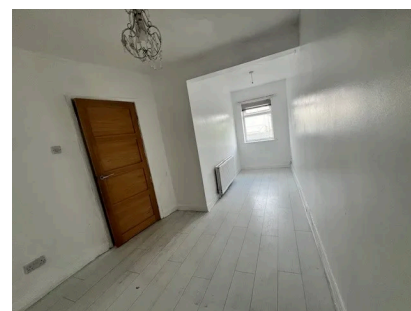
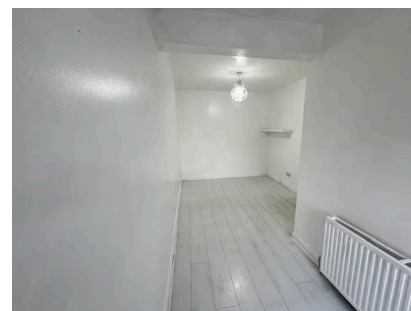
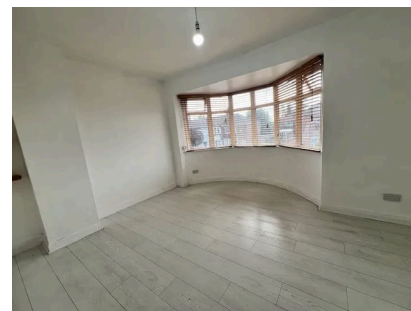
Reference Checker: www.checker.ofcom.org.uk

PARKING:

Two car private driveway.

RESTRICTIONS:

Maximum number of residents/occupants: 4 to 5



The Landlord has requested No Pets

ACCESSIBILITY:

Accessibility benefits include: Sorry, None Identified.

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

TENANCY OFFER:

Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances. They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

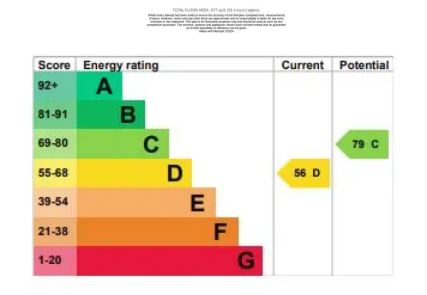
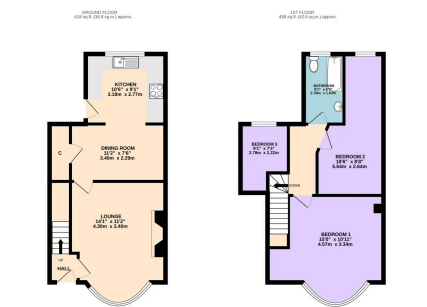
- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

20289



Contact Us

O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded