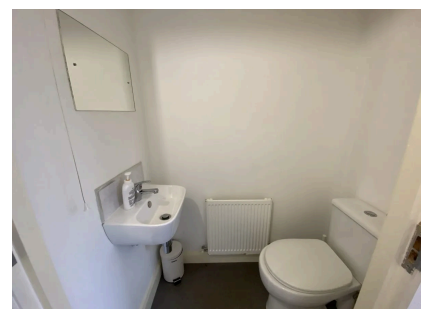
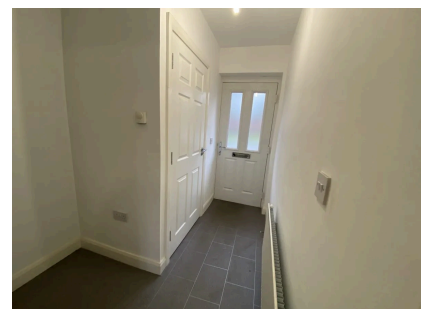


## Croston Terrace, Old Trafford, Manchester

£1,600 pcm



### Features

- 2 PARKING SPACES IN GATED AREA
- Four DOUBLE Bedrooms
- Three Storey Town House
- Kitchen Appliances
- Secure Rear Garden
- Gas Central Heating & UPVC Double Glazing
- Unfurnished Accommodation

### Full Description

A fabulous four double bedroom, three storey town house providing versatile accommodation with the benefit of a courtyard style secure gated car parking area to the rear.

This superb home features: laminate flooring to the Lounge; double opening glazed doors from the lounge to the rear garden; fitted kitchen with cooker, fridge and washing machine; downstairs WC; 2 built in store cupboards; gas central heating and uPVC double glazed windows.

#### ACCOMMODATION:

The accommodation briefly comprises; Entrance Hallway; downstairs WC;

Kitchen / Dining room and Lounge to the rear.

On the first floor there is Landing leading to two double bedrooms, bathroom with WC and a walk-in store cupboard, which may be used as a laundry/utility room.

A staircase leads to a second-floor landing with two further bedrooms.

Outside the property has a small forecourt front garden and an enclosed easy to maintain rear garden with rear gate leading to the communal courtyard car park with secure gated access for all residents.

#### LOCATION:

The property forms part of a bespoke residential development, situated in an extremely convenient location, close to Manchester City Centre as well as local amenities and transport services provided within the Old Trafford area. Local parks, leisure services and primary schools are within walking distance.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £52,500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £52,500 to £64,800 pa.

Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B

#### COUNCIL TAX BAND:

Band: B

#### PROPERTY CONSTRUCTION:

Brick Walls / Tiled 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 / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 16 / SF: 80 / UFF: 1800

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 900

Mobile Signal: Voice – Yes / Data Yes

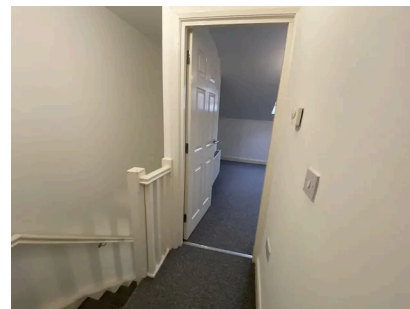
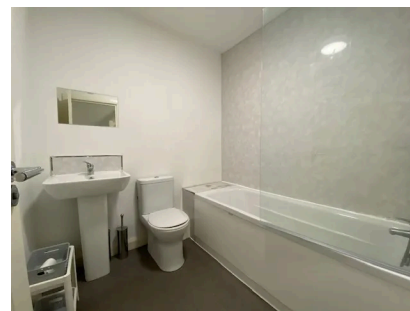
Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### PARKING:

Two Allocated Car Parking Spaces are within a gated private residents car park.

#### RESTRICTIONS:

Maximum number of residents/occupants: Six.



**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.

**CLIENT MONEY PROTECTION:**

Client Money Protection membership with Client Money Protect.  
 Membership Number CMP0111300

**PROPERTY REDRESS SCHEME:**

Property Redress Scheme membership with PRS.  
 Membership Number PRS015375

**VIEWING ARRANGEMENTS:**

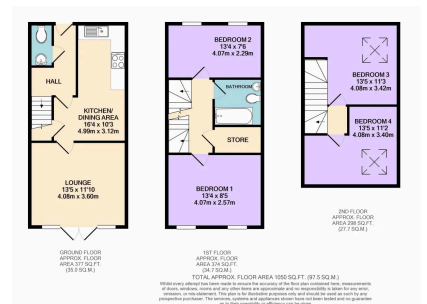
Viewing is strictly by appointment. Please give us a call to arrange a viewing.



**Letting & Managing Property throughout Greater Manchester & Cheshire**

Contact our friendly team today

O'Connor Bowden



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**WEBSITE REFERENCE:**

Number 20186

**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](mailto: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