

**TO LET**



**Jerrold Street, Littleborough**  
**£575 pcm**

  
**MARTIN&CO**

## Jerrold Street, Littleborough

Mid Terraced House,  
2 bedroom, 1 bathroom

£575 pcm

Date available: 1st September 2021

Deposit: £663.46

Unfurnished

Council Tax band: A

- Recently Decorated
- Holding Deposit - £132.69
- Security Deposit - £663.46
- Two good sized bedrooms
- Fitted modern bathroom suite
- UPVC windows and door
- On Road Parking



## SUMMARY

Martin & Co are delighted to offer For Rent this TWO BEDROOM Mid Terraced house located on the doorstep of Littleborough village. The property is close by to plenty of shops, amenities, local schools and public transport links such as Littleborough train station!

Internally the ground floor consists of a lounge leading to a fully fitted modern kitchen with integrated appliances. To the first floor there are two good size bedrooms and a modern fully fitted bathroom suite.

Externally there is on road parking to the front of the property.

Early viewings are highly recommended!

**LOUNGE** 14' 11" x 14' 11" (4.55m x 4.55m)

Neutral decor, laminate flooring, radiator, UPVC window and door

**KITCHEN** 15' 1" x 7' 6" (4.6m x 2.29m)

Neutral decor, range of modern base and wall units, integrated oven / hob, stainless steel sink / drainer and UPVC window, Tile effect vinyl

**MASTER BEDROOM** 9' 4" x 14' 11" (2.84m x 4.55m)

Neutral decor, feature wall, carpet flooring, radiator and UPVC window

**BEDROOM TWO** 12' 1" x 7' 3" (3.68m x 2.21m)

Neutral decor, carpet flooring, radiator and UPVC window

**BATHROOM** 12' 3" x 4' 6" (3.73m x 1.37m)

Neutral decor, vinyl flooring, fully tiled walls, three piece white suite and UPVC window

## EXTERNAL

Externally there is on road parking to the front of the property



## APPLICATION REQUIREMENTS

A pre-application pack will be emailed to you upon booking a viewing, this must be completed and returned to us prior to your viewing taking place.

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

You will have 5 working days in which to supply the local office and our credit referencing partner with the information that we need in order to make a decision on your application. If you unreasonably delay in providing information or provide information which is inaccurate, false or incomplete then we will retain your holding deposit and reject your application.

With the tenants' consent this holding deposit will be refunded against the first month's rent. In accordance with the Tenant Fees Act, the holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy within 15 days. Failure to do so for any of the aforementioned reasons will result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties to a maximum of 28 days.

## REFERENCE AND CREDIT CHECKS

All applicants must be over the age of 21

All applicants will be subject to a credit check carried out by a 3rd party to check for adverse credit (ie CCJ's, bankruptcy, IVAs etc) and your credit score must be at least 650 out of 1000

Applicants will need to provide proof of an income of at least 30x the monthly rent. If employed, this must be on a permanent contract and an employment reference will be required. If self-employed, applicants will need to provide 12 months evidence of income, either via

self-assessment tax returns or a reference from an accountant. If retired, pension award letters will be required.

LHA applicants and anyone does not meet the above criteria will need to provide a guarantor who is working (permanent contract), has a clear credit history and is able to provide proof of an income of 36x the monthly rent

We will also require a positive previous landlord reference (if applicable) and proof of address history, usually up to 3 years

## RIGHT TO RENT CHECKS

From the 1st of February 2016 the 'Right to Rent' government scheme came into effect. This requires all Agents to check the documents of prospective tenants when applying for a rental property. When coming to view a property with Martin & Co we ask that you bring with you the appropriate document(s) in case you wish to proceed with an application.

The simplest way to conform to the regulation is to bring a valid British passport or Visa (valid for the entirety of the initial tenancy term) with you, along with some form of proof of address. If you do not have a passport, please ask a member of staff for more information.

## IMPORTANT COVID-19 INFORMATION, PLEASE READ

The government have allowed estate agents to re-open and resume viewings and house moves.

The health and safety of our staff, contractors and clients is paramount and so, in order to prevent unnecessary viewings, we request that prior to contacting us you do the following.

1. Thoroughly read the property particulars and referencing requirements criteria
2. If there is a floor plan, video, or 360' tour please view them to ensure the property meets your needs
3. If there are room dimensions, please take note to ensure the room sizes meet your needs
4. Conduct a drive by (or google street view) of the property to ensure the position and location of the property meets your needs
5. Please note, rental applications will be permitted without physical viewings

Assuming the above is ok and you are not exhibiting signs of covid-19 (persistent cough, high temperature) and should you wish to view / have any questions, please contact the office.

For all viewings:

1. You will be required to bring your own hand sanitizer and sanitize prior to entering and upon leaving the property
2. You will be required to bring your own face mask, or face covering and to wear this throughout the viewing
3. Shoes should be removed prior to entry, or plastic over boots worn
4. You must not touch any surfaces within the property during the viewing
5. You will be required to maintain social distancing of at least 2m from our staff during the viewing
6. Viewings limited to two adults maximum and of the same household (no children)
7. Should you have any questions during the viewing, please write them down and email or call after the viewing

Applications, terms of business and tenancy agreements will be sent by email, completed electronically and payments made by bank transfer

By following the above we will help to create a safe environment and enable house moves to occur during these difficult times.

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## Martin & Co Rochdale

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**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.