

**RYDER &  
DUTTON**

CHARTERED SURVEYORS  
VALUERS • ESTATE AGENTS

£1,100 per month



AVAILABLE MID AUGUST Ryder & Dutton are delighted to introduce this superbly presented three bedroom semi detached family home located on the popular BROADHURST MANOR DEVELOPMENT. Boasting of open plan living, beautiful rear garden and driveway. Perfect for growing families! Offered on a part OR unfurnished basis. EPC C. Council Tax Band B.

\* No Pets

\* No Smokers

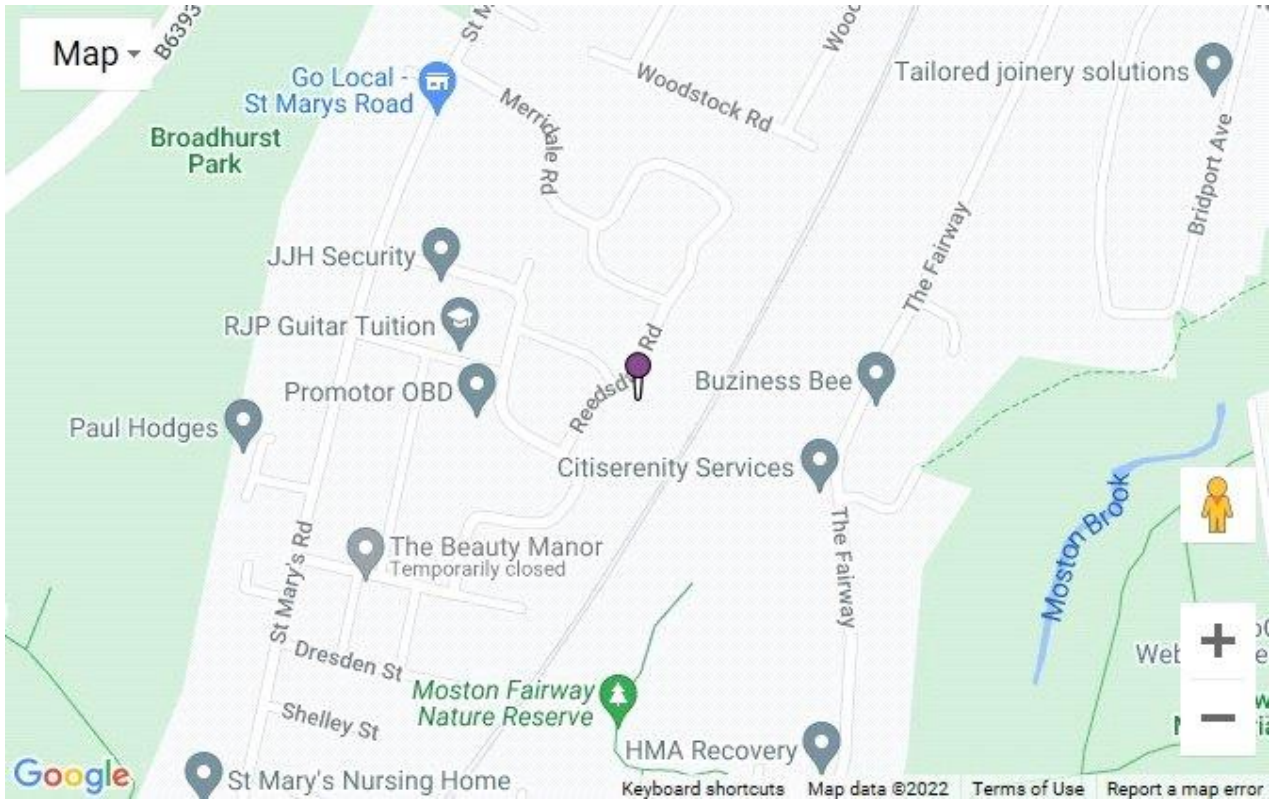
\* Holding Fee - £253

Please note that any property where the Landlord agrees for you to keep a pet at the property, the rent will be 5% higher than advertised.

2 Reedsdale Road, Moston, Manchester, M40 0AN

To view this property call 0161 681 3754

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We recommend you seek information from the following websites before committing to a purchase

- |                                     |   |
|-------------------------------------|---|
| Map Quest                           | <a href="http://www.mapquest.co.uk">http://www.mapquest.co.uk</a>   |
| Local Council                       | <a href="http://www.gov.uk/find-your-local-council">http://www.gov.uk/find-your-local-council</a>   |
| Council Tax Enquires                | <a href="http://www.voa.gov.uk">http://www.voa.gov.uk</a>   |
| Department for Education and Skills | <a href="http://www.education.gov.uk">http://www.education.gov.uk</a>   |
| Local School Information            | <a href="http://www.schoolsnet.com">http://www.schoolsnet.com</a>   |
| Coal Mining Reports                 | <a href="http://www.coal.decc.gov.uk">http://www.coal.decc.gov.uk</a>   |
| Flood Check                         | <a href="http://www.homecheckflood.co.uk/flood_risk.html">http://www.homecheckflood.co.uk/flood_risk.html</a>   |
| Environment agency                  | <a href="http://www.environment-agency.gov.uk">http://www.environment-agency.gov.uk</a>   |
| Broadband Speed                     | <a href="http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx">http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx</a> |

**This property is being dealt with by our office at:** 635 Broadway, Chadderton, Oldham, OL9 8DN

Ryder & Dutton for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.