



BEECH AVENUE
URMSTON

£1,250

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Beech Avenue, Urmston, M41 9DA

PROPERTY DETAILS

****AVAILABLE NOW**** - VitalSpace Estate Agents are pleased to offer for rental an immaculately presented, conveniently located TWO DOUBLE BEDROOM mid mews property situated on a quiet cul-de-sac just off Church Road in Urmston. Located within walking distance to Urmston town centre, this recently updated and attractive property is sure to be popular. Benefiting from a newly fitted kitchen, internal re-decoration and newly fitted flooring, in brief the attractive accommodation comprises; entrance hallway, a generously sized living room with double doors opening into an impressive fitted dining kitchen with access out into the rear garden. To the first floor there are TWO well proportioned bedrooms and a modern fitted bathroom with a shower over bath combination. The master bedroom also benefits from an en-suite shower room. Further benefits of this desirable period property include gas central heating and uPVC double glazing. Externally, to the front, the property is set back from the road with a shaped lawned garden and pathway leading up to the entrance door. To the rear, an enclosed East facing garden can be found, laid mainly to lawn with a paved patio area providing a suitable space for alfresco dining during those summer months. A pathway leads to the rear of the garden and onto a gated private driveway. Available now on an unfurnished basis. An internal inspection is strongly recommended.

NOTES

This property is available Now on an unfurnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

TERMS

All photographs are provided for guidance only.

Redress scheme provided by: The Property Ombudsman

Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- C

Council Tax Band - C

Tenure – Freehold

