



WOODSEND ROAD
FLIXTON

£1,500

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Woodsend Road, Flixton, M41 8PY

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this spacious, recently refurbished THREE BEDROOM semi detached property location in a desirable family residential area convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School. This is a larger than average home offers well proportioned rooms, ample parking and an enclosed rear garden with a south facing aspect. On entering the property there is a spacious entrance hallway, a 16ft bay fronted living room, a generously sized dining room to the full width of the property with access out into the rear garden, and a newly installed contemporary kitchen fitted with a handleless range of wall and base units with contrasting worksurfaces above. To the first floor, there are three well proportioned bedrooms and a modern two piece bathroom with a shower over bath combination alongside a separate WC. Externally, there is a large driveway providing off road parking and leads up to an attached garage with an up and over garage door. To the rear, a south facing rear garden can be found which is mainly laid to lawn with a shaped patio area ideal for a table and chairs during those summer months. An internal inspection is essential and early viewings are required to avoid disappointment. Available now on an unfurnished basis, contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

NOTE

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:- D
Council Tax Band - C
Tenure – Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	86
EU Directive 2002/91/EC			

