



BEECH WALK  
STRETFORD

£1,300

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Beech Walk, Stretford, M32 9AG

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this **THREE BEDROOM** semi detached property which briefly comprises; a welcoming entrance hallway, a bay fronted living room which opens to dining room alongside a fitted kitchen. A useful utility room, storage room and a downstairs WC completes the ground floor accommodation. To the first floor is a spacious landing three well proportioned bedrooms and a three piece bathroom with a shower over bath combination. The property benefits from uPVC double glazing with gas central heating throughout. Externally, a secluded garden can be found on three elevations, mainly lawned with well stocked borders. Located on a quiet cul de sac with good local transport links and just a short commute into Manchester City centre, Salford Quays, Media city and the Trafford centre with popular local schools and amenities. Available now on an unfurnished basis. Located on a highly popular residential road positioned off Sandy Lane in Stretford. Beech Walk is located within easy access to both Stretford Grammar school and Moss Park Junior School, as well as Victoria Park and Stretford Civic Hall. Fantastic bus routes and the Stretford Metrolink station on Edge Lane gives you direct access into the city centre and Altrincham. Available now on an unfurnished basis. Contact VitalSpace Estate Agents for further information.

## 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 - B  
Tenure – Freehold

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	EU Directive 2002/91/EC

