



HUMPHREY CRESCENT
URMSTON

£1,400

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Humphrey Crescent, Urmston, M41 9PU

PROPERTY DETAILS

****AVAILABLE NOW** - **RECENTLY REFURBISHED**** - Situated on a highly regarded and sought after crescent with open views over leafy communal green space to the front is this superbly presented and extended three bedroom 1930's semi detached, offering spacious and versatile accommodation throughout, ideal for a young couple or family. Comprehensively refurbished by our clients, in brief, the desirable accommodation briefly comprises; a welcoming entrance hallway, a 21ft living room alongside an impressive open plan dining kitchen fitted with a newly installed kitchen complete with a host of wall and base units with contrasting worksurfaces above. Stairs rise to the first floor level where a shaped landing leads into three generously sized bedrooms and a two piece shower room and a separate WC. Externally, to the front of the property, a driveway provides off road parking, extending to the side and into the rear garden. A well maintained fenced and enclosed garden with a large paved ideal for a table and chairs during those summer months. Available now on an unfurnished basis. Situated on a quiet Urmston road close to a range of amenities including shops, transport links, highly regarded schools and within five minutes walk to Humphrey Park Train Station. Contact VitalSpace Estate Agents to arrange a viewing.

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:- C
Council Tax Band - B
Tenure – Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

