



NORREYS AVENUE  
FLIXTON

£1,300

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Norreys Avenue, Flixton, M41 8TJ

## PROPERTY DETAILS

**\*\*AVAILABLE 06-01-25\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental a well presented THREE BEDROOM semi detached property located on a quiet cul-de-sac off Moorside Road. The accommodation briefly comprises; entrance hallway, living room, sitting room/dining room and a modern kitchen. To the first floor there are three bedrooms and a white three piece bathroom suite. This property benefits from a gas central heating system, double glazing and off road parking facilities. To the rear of the property, a lawned garden can be found with a paved seating area. This property is available on an unfurnished basis and is available from the 06-01-25. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network. Contact VitalSpace Estate Agents on to arrange a viewing appointment.

## NOTE

This property is available from the 06-01-25 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 - Freehold

