



NEWBURY DRIVE
DAVYHULME

£1,200

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Newbury Drive, Davyhulme, M41 7FA

PROPERTY DETAILS

****AVAILABLE 19-02-25**** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this comprehensively refurbished, spacious three bedroom semi detached property on the corner of Newbury Drive and Kingsway Park in Davyhulme. This property has been updated to provide contemporary accommodation and in brief the well presented accommodation comprises; entrance hallway, a generously sized living/dining room, a morning room and modern fitted kitchen complete with a range of high gloss wall and base units. To the first floor a shaped landing provides entry into three well proportioned bedrooms alongside a modern white three piece bathroom. Externally, this property is positioned on a larger than average corner plot with gardens to the front, side and rear. To the front, a shaped lawned garden can be found with a range of mature plants and shrubs. To the side, a driveway provides ample off road parking and leads up to a detached garage. To the rear, an enclosed low maintenance garden can be found with a paved patio suitable for a table and chairs during those summer months. Further benefits of this attractive property include a newly installed gas central heating and uPVC double glazing. Ideal for a range of local amenities, transport links and within the catchment area for several popular schools. Available from the 19-02-25 on an unfurnished basis. Contact VITALSPACE ESTATE AGENTS to arrange an internal inspection.

NOTE

This property is available 19-02-25 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:- C
Council Tax Band - C
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		70	84

EU Directive 2002/91/EC

