



HUMPHREY CRESCENT
URMSTON

£1,400

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Humphrey Crescent, Urmston, M41 9PU

PROPERTY DETAILS

****SOUTHERLY FACING REAR GARDEN** - **AVAILABLE NOW** - VITALSPACE ESTATE AGENTS** are privileged to offer for rental this well presented three bedroom extended semi detached family residence situated on the peaceful Humphrey Crescent in Urmston. In 'move in' condition and must be viewed to be appreciated. In brief the accommodation comprises entrance porch, a welcoming hallway, bay fronted living room, sitting room, modern kitchen, and a downstairs WC. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a luxury tiled four piece bathroom. The property is warmed by gas central heating & is uPVC double glazed. To the front of the property there is a paved driveway accessed via wrought iron gates. To the southerly facing rear there is a detached garage along with a pleasant garden. Benefiting from a southerly aspect with a paved patio area, lawned garden and further decked patio, all of which is fenced for privacy. Available now on an unfurnished basis. Ideally placed for the well regarded schools, amenities and transport links. Contact Urmston's leading estate agent 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 – Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	82
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	

