



CUTNOOK LANE
IRLAM

£950

 2 BEDROOMS

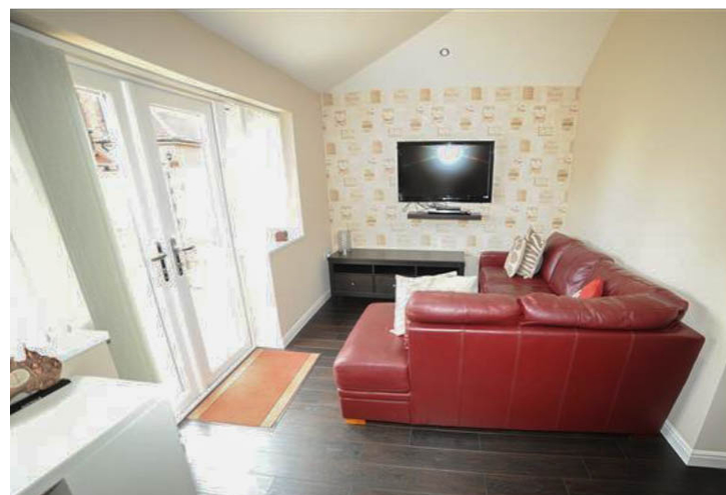
 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cutnook Lane, Irlam, M44 6JS

PROPERTY DETAILS

****AVAILABLE NOW** - **EXTENDED ACCOMMODATION**** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this fantastic TWO DOUBLE BEDROOM semi detached property located in the desirable and ever popular area of Irlam. Offering tastefully decorated accommodation, this attractive home comprises, a warm and welcoming entrance hallway, a spacious living room, a generously sized dining kitchen and a well-proportioned sitting room with access out into the rear garden. Stairs rise to the first floor level where two generously sized bedrooms can be found, alongside a contemporary three-piece family bathroom with a shower over bath combination. Externally, to the rear of this property, an enclosed, low maintenance paved garden can be found offering a perfect place for alfresco dining during those summer months without the hassle of extensive upkeep. Situated in a sought-after location providing convenient access to local amenities, schools, and transportation links. The surrounding area provides a vibrant community atmosphere, with a range of shops and cafes within easy reach. Available from the 18-03-25 on an unfurnished basis, viewing comes highly recommended. Contact Vital Space Estate Agents for more information or to arrange an internal inspection.

NOTE

This property is available 18-03-25 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 - B
Tenure – Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	84
(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	

