



BRIGHTON AVENUE
FLIXTON

£1,250

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Brighton Avenue, Flixton, M41 8TQ

PROPERTY DETAILS

****VIDEO TOUR** - **QUIET FLIXTON LOCATION**** - VITALSPACE ESTATE AGENTS are privileged to offer to the rental market this charming, deceptively spacious THREE DOUBLE BEDROOM MID TERRACE property located on a quiet road in Flixton within walking distance of Woodsend Circle. This delightful period home is presented to an immaculate standard with accommodation arranged over four floors. In brief, this attractive family home benefits from a warm and welcoming entrance hallway which leads into a spacious a generously sized bay fronted living room, a spacious dining room and a modern fitted kitchen with double doors leading out into the rear garden. The kitchen itself comes complete with a range of wall and base units with splash back tiling and contrasting worksurfaces. Stairs leads down into an excellent, dry storage cellar. To the first floor there are two generously sized double bedrooms and a three piece tiled shower room. Stairs rise to the second floor where a further double bedroom can be found. Externally, a fenced, low maintenance rear garden and paved patio area provide a suitable space for alfresco dining during those summer months. Located close to a range of popular amenities at Woodsend Circle, a selection of highly regarded schools and major transport links. Available for the 03-02-25 on an unfurnished basis. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information.

NOTE

This property is available 03-02-25 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:- D
Council Tax Band - B
Tenure - Freehold

