



ALBERT AVENUE
URMSTON

£1,200

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Albert Avenue, Urmston, M41 9BE

PROPERTY DETAILS

****EXCELLENT PRESENTATION** - **AVAILABLE 01-04-25**** - A beautifully presented mid period terrace property, situated in a popular residential area and only a short distance from Urmston town centre. The property has been upgraded by the current owners and is presently in a move in condition. Offered for rental on a part furnished / unfurnished basis, in further detail, this desirable property briefly comprises; a well proportioned living room, a generously sized dining room with double doors opening out into the rear courtyard garden alongside a modern kitchen fitted with a range of wall and base units with contrasting worksurfaces. To the first floor, there are two well proportioned bedrooms and a fabulous fitted contemporary, tiled three piece bathroom with a shower over bath combination. To the rear a lovely sunny paved courtyard garden can be found which is not directly overlooked and provides a suitable space for alfresco dining. Further benefits of this attractive period home include uPVC double glazing and gas central heating. This desirable period home is located in the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information.

NOTE

This property is available from the 01-04-25 on a part furnished / 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:- E
Council Tax Band - B
Tenure – Freehold

