



SOUTHBOURNE AVENUE  
URMSTON

£1,350

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Southbourne Avenue, Urmston, M41 9PX

## PROPERTY DETAILS

**\*\*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 Southbourne Avenue in Urmston. Available now on an unfurnished basis, the tastefully presented accommodation comprises; a welcoming hallway, a generously sized bay fronted living room alongside a modern extended dining kitchen. The kitchen itself is fitted with a host of wall and base units with contrasting worksurfaces alongside a breakfast bar with space for seating. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary tiled two piece shower room and a separate WC. The property is warmed by a recently updated gas central heating boiler and uPVC double glazing throughout. To the front of the property, a paved driveway accessed via wrought iron gates provides off road parking facilities. To the rear, there is a detached storage shed along with a pleasant lawned garden and a paved patio area. This property is ideally positioned for access into both Urmston and Stretford, both with a range of amenities including restaurants and cafes. Humphrey Park is also popular with families being close to a range of highly regarded schools, Urmston and Humphrey Park train stations, bus routes and only a short walk to The Meadows. An internal inspection comes highly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents 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 - B  
Tenure – Freehold

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92+)		
<b>A</b>	<b>84</b>	
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

