



MOORSIDE ROAD  
URMSTON

£800

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Moorside Road, Urmston, M41 5SJ

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - **\*\*IDEALLY SUITED FOR ONE ADULT\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the rental market a well presented TWO BEDROOM ground floor apartment on the ever sought after Moorside Road. Being let on an UNFURNISHED basis, this apartment is conveniently located for Trafford General hospital and Urmston town centre. In brief the apartment comprises entrance hallway, a generously sized living room, fitted kitchen, two bedrooms and a three piece bathroom with a shower over bath combination. This property also benefits from gas central heating and uPVC double glazing. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, train stations, general services and restaurants. As mentioned, this apartment is available now on an unfurnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

## 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 - A  
Tenure – Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

