



SNOWDEN AVENUE  
FLIXTON

£1,400

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Snowden Avenue, Flixton, M41 6EL

## PROPERTY DETAILS

**\*\*POPULAR QUIET LOCATION\*\* - \*\*AVAILABLE NOW\*\* - VITALSPACE ESTATE AGENTS** are pleased to bring to the market a desirably located, recently refurbished **TWO DOUBLE BEDROOM** semi detached property on the ever popular Snowden Avenue in Flixton. Ideally situated for local schools, amenities and transport links and would make an ideal first time purchase. This property has been comprehensively refurbished by our clients and in brief the accommodation comprises; a warm and welcoming entrance hallway, a spacious living dining room, useful under stairs storage cupboard and a modern fitted extended dining kitchen. Our client has also converted the garage to provide a second reception room, ideal for use as a sitting room or study. To the first floor there are **TWO DOUBLE BEDROOMS** and a newly tiled shower room. Externally, this property is positioned on a generous plot and benefits from excellent driveway parking facilities to the front. The remainder of the front is laid to lawn with timber fenced boundaries. To the rear there is a newly landscaped garden with a part lawned, part porcelain tiled patio, enclosed to all sides by timber fencing. The property is warmed by gas central heating and is uPVC double glazed throughout. Available now on an unfurnished basis. Contact VitalSpace Estate Agents 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 - C  
Tenure – Leasehold

