



GILDA ROAD  
WORSLEY

£1,550

-  4 BEDROOMS
-  2 BATHROOMS
-  1 RECEPTION
-  EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Gilda Road, Worsley, M28 1BP

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\* - \*\*EXTENDED ACCOMMODATION\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this stunning, recently extended semi detached family home located on the always popular Gilda Road in Worsley. Rarely do properties on this road come to the rental market presented in such a fantastic condition throughout. Situated just a stone's throw from the newly constructed Parr Bridge retail park offering access to a supermarket, Starbucks, nursery and a soon to be medical centre. Offering deceptively spacious accommodation throughout, this property briefly comprises; a welcoming entrance hallway, a generously sized kitchen diner with double doors leading out into the rear garden alongside a good sized living room. Two large double bedrooms can be found on the ground floor level serviced by a three piece shower room. Stairs rise to the newly created first floor level where two further double bedrooms can be found and a three piece tiled shower room. Externally, this property is approached via a large paved driveway providing excellent off road parking facilities and leads down the side of the home to a detached garage. To the rear, a private low maintenance paved garden can be found with timber fenced boundaries. This property is perfect for families with easy access to nearby primary schools. Excellent transport links with the guided busway just a short distance away plus access to the A580 East Lancashire Road and the M60 Ring Road. 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

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92+)		
<b>A</b>	<b>85</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		

