



LINCOLN AVENUE
STRETFORD

£1,350

-  3 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Lincoln Avenue, Stretford, M32 9TX

PROPERTY DETAILS

VITALSPACE ESTATE AGENTS are pleased to offer for rental this spacious, well presented, THREE BEDROOM semi detached property located on a popular Stretford road within close proximity of a selection of highly regarded schools, transport links, amenities and just a short distance from Salford quays and the Trafford centre. This well maintained extended family home briefly comprises; a warm and welcoming entrance hallway, an attractive bay fronted living / dining room, a modern fitted kitchen and a useful utility room. The kitchen itself is fitted with a host of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern two piece bathroom with a shower over bath attachment alongside a separate WC. Externally, this property is positioned on a good sized plot with ample off road parking to the front of the property provided by a paved driveway. To rear of the property, a large garden can be found which is mainly laid to lawn with fenced boundaries and a paved seating area, ideal for a table and chairs during those summer months. Further benefits of this spacious property include double glazing and newly installed air source heat pump. Located in vibrant and convenient area. The property location is advantageous, being close to the Trafford Centre; offering a wide range of shopping, dining, and entertainment options. Additionally, the proximity to local schools ensures easy access for families with children. 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.

NOTE

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

