



BENTS AVENUE  
FLIXTON

£1,250

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Bents Avenue, Flixton, M41 6JA

## PROPERTY DETAILS

**\*\*A CHARMING PERIOD PROPERTY\*\* - \*\*IMMACULATE CONDITION\*\* -**  
VitalSpace Estate agents are delighted to offer for rental this spacious TWO DOUBLE BEDROOM end terrace property conveniently located on Bents Avenue in Flixton. Recently renovated by our clients to an exceptionally high standard, this well proportioned property retains many original features and in brief comprises; a generously sized entrance hallway, a bay fronted living room and a spacious dining room which opens into an extended breakfast kitchen fitted with a host of handleless wall and base units with a breakfast bar and space for seating. To the first floor there are TWO DOUBLE bedrooms and a luxurious shower room. This property also benefits from uPVC double glazing and a recently updated gas combination boiler. Externally to the front there is a walled palisade with a low maintenance front garden whilst to the rear, a paved patio area leads into a fenced and lawned rear garden. Ideally located for Flixton Village amenities including Flixton Train Station. Available from the 02-03-2026 on a part furnished / unfurnished basis. An internal inspection comes highly recommend. Contact VitalSpace Estate Agents on for further information.

## NOTE

This property is available from 02-03-2026 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+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
63	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

