



BOURDON STREET  
MILES PLATTING

£1,600



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Bourdon Street, Miles Platting, M40 7DB

## PROPERTY DETAILS

**\*\*VIDEO TOUR\*\* - \*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented THREE BEDROOM semi detached property situated in a superb position, boasting exceptionally well proportioned accommodation finished to the highest of standards throughout. With delightful canal walks and open green spaces, you will absolutely enjoy this modern living. This impressive home is situated within the highly popular Lovell development, just a short walk from Manchester city centre. In brief, the accommodation comprises; a warm and welcoming entrance hallway, a downstairs WC, a generously sized living room with double doors opening out into the rear garden and a contemporary fitted kitchen diner with a range of integrated appliances. Stairs rise to the first floor level where three spacious bedrooms can be found alongside a three piece bathroom with a shower over bath combination. Externally, to the front of the property there is a driveway providing excellent off road parking for multiple vehicles. To the rear, a private timber fenced garden can be found, mainly laid to lawn with a patio area. Located in Miles Platting and close to Rochdale canal, an increasingly popular residential area just a short walk from Manchester city centre and within easy reach of Victoria Mill Park. Ideal for young professionals and families, this beautiful house would be a perfect home for anyone looking to reside in a quiet location with easy access to the city and its many attractions. Contact VitalSpace Estate Agents to arrange a viewing appointment.

## 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:- B  
Council Tax Band - B  
Tenure – Leasehold

