



CROMWELL ROAD
ECCLES

£750

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cromwell Road, Eccles, M30 0GX

PROPERTY DETAILS

****VIDEO TOUR** - **AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this immaculately presented ONE DOUBLE BEDROOM self contained apartment located on the top floor of this converted period property in Eccles. Due to it's position within the building, this apartment benefits from a host of skylights making the accommodation feel bright, airy and spacious. Available now on an unfurnished basis, this apartment briefly comprises; entrance hallway which leads into a good sized living room, a modern fitted high gloss kitchen and a bay fronted double bedroom serviced by a three piece en-suite shower room with an electric shower. uPVC double glazed throughout and warmed by electric panel heating. As for the location, this property is situated in the heart of Eccles. A lovely, well connected town within Salford. You'll have Patricroft train station just a few moments away, as well as being ideally positioned for the local motorway networks. The Trafford Centre is located just 1.5 miles away providing a vast array of amenities. The beautiful and desirable Monton Village is also just a short distance away supplying cafes, bars, restaurants and you can also enjoy picturesque walks along the Bridgewater canal. Contact VitalSpace Estate Agents for further information or 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.

TERMS

All photographs are provided for guidance only.
Redress scheme provided by: The Property Ombudsman
Client Money Protection provided by: PropertyMark – C0124317

EPC Grade:- C
Council Tax Band - A
Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
72	78
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

