



MELTON AVENUE  
FLIXTON

£1,200

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Melton Avenue, Flixton, M41 6WP

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this stunning, extended TWO BEDROOM semi detached property located on a quiet Flixton road. Available now, this attractive property boasts modern presentation and briefly comprises; welcoming entrance hallway, a generously sized living room and an extended open plan kitchen diner. To the first floor, there are two double bedrooms and a modern tiled three piece bathroom. Externally, to the front of the property, a driveway provides off road parking whilst to the rear, an enclosed mainly lawned garden can be found with a raised timber decked area suitable for a table and chairs during those summer months. 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:- C  
Council Tax Band - B  
Tenure – Freehold

