



AMBLESIDE ROAD  
FLIXTON

£1,600

-  4 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  AVAILABLE 06-09-2021



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Ambleside Road, Flixton, M41 6QX

**\*\*STUNNING CONDITION\*\* - \*\*AVAILABLE 06-09-2021\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this immaculate, extended FOUR BEDROOM bay fronted detached family home situated on the ever popular Ambleside Road. This attractive property benefits from gas central heating and uPVC double glazing and in brief the accommodation comprises; Entrance hallway, bay fronted sitting room, large extended living room and a spacious, contemporary open plan fitted breakfast kitchen which leads into a dining area with bi-folding doors opening out into the rear garden. To the first floor there are three well proportioned bedrooms and a luxury three piece bathroom suite. Stairs rise up to the second floor where a large master bedroom can be found with a bath area including a roll top bath. Externally to the front of the property there is ample off road parking leading to an attached integral garage with a roller shutter garage door. To the rear of the property there is a large raised decked area overlooking a lawned garden enclosed by hedgerows. Located in a quiet location this spacious family home must be viewed to be fully appreciated. Available from 06-09-2021 on an unfurnished/part furnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection.



## NOTE

This property is available 06-09-2021 on an unfurnished / part furnished 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; No Smokers, No Pets, 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. For further assistance in this regard, please contact our lettings department.



### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Predicted
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England, Wales & N.Ireland EU Directive 2002/91/EC