



PASTUREGREEN WAY
IRLAM

£1,250

-  3 BEDROOMS
-  2 BATHROOMS
-  1 RECEPTION
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Pasturegreen Way, Irlam, M44 6TE

PROPERTY DETAILS

****AVAILABLE NOW** - **RECENTLY REFURBISHED**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM semi-detached property, positioned on a highly regarded modern development. Conveniently located close to local amenities and picturesque walks to the nearby conservation area, this attractive home offers stylish accommodation throughout. Updated by our clients, in brief, the property comprises; an entrance hallway, a spacious living room and a contemporary dining kitchen complete with space for a dining table and chairs and direct access out into the rear garden. To the first floor, a master bedroom with en-suite shower room can be found alongside two further bedrooms, complimented by a modern family bathroom. Externally, well kept gardens are found to both the front and rear, with the rear offering a private space to relax or entertain. To the front, off road parking can be found. This beautifully located property sits in a highly sought after residential area of Irlam, within walking distance of local nature reserves, woodlands, play parks, and a variety of everyday amenities. Excellent transport links include Irlam Train Station less than two miles away with direct services to Manchester City Centre and Liverpool, regular bus routes to the Trafford Centre, Warrington, and Manchester, and easy access to tram connections via Eccles and the Trafford Centre. The property also benefits from superb road links, with the M6 and M60 motorways close by, providing excellent connectivity across the North West and beyond. 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:- D
Council Tax Band - C
Tenure – Leasehold

