



CAMBRIDGE ROAD
URMSTON

£1,350

-  3 BEDROOMS
-  1 BATHROOM
-  3 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cambridge Road, Urmston, M41 6HH

PROPERTY DETAILS

****AVAILABLE NOW** - **CUL-DE-SAC LOCATION** - VITALSPACE ESTATE AGENTS** are proud to offer to the rental market this well appointed three bedroom semi detached property situated on the peaceful Cambridge Road. Ideally placed for Chassen Road train station, local amenities and just a short distance from Urmston town centre. In brief the property comprises entrance porch, welcoming hallway, bay fronted living room, a good sized dining room which opens into a fitted kitchen as well as a large conservatory with access into the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a three piece bathroom. This property is warmed by gas central heating and is fully uPVC double glazed. Externally to the front of the property, a driveway provides off road parking whilst to the rear, a mainly lawned garden can be found with enclosed timber boundaries for privacy. Available now on an unfurnished basis. A popular location with easy access into the vibrant centre of Urmston, close to the train station and within minutes drive of major motorway links. We expect this attractive family home to be exceptionally popular and advise interested parties to contact VitalSpace Estate Agents to arrange a viewing appointment. Contact VitalSpace Estate Agents 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 - B
Tenure – Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	80
B (81-91)	
C (69-80)	
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	

