



ASHBOURNE ROAD
STRET福德

£1,650

-  4 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Ashbourne Road, Stretford, M32 9SB

PROPERTY DETAILS

****VIDEO TOUR** - **EXTENDED FAMILY ACCOMMODATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this spacious, immaculately presented, FOUR BEDROOM semi detached property on a popular Stretford road. The property is located within close proximity to a selection of highly regarded schools, transport links, amenities and just a short distance from Salford quays and the Trafford centre. This well maintained extended family home briefly comprises; a warm and welcoming entrance hallway, an attractive bay fronted 19ft living room with double doors opening out into the rear garden alongside a well-proportioned dining kitchen. The kitchen itself is fitted with a host of wall and base units with contrasting worksurfaces and a breakfast bar area with space for seating. A utility room can also be accessed via the kitchen alongside a three piece shower room which completes the ground floor accommodation. To the first floor, a shaped landing provides entry into four generously sized bedrooms and a modern three piece shower room. Externally, this property is positioned on a good sized plot with gated off road parking to the front of the property provided by a resin bound gravel driveway. To rear of the property, a low maintenance garden can be found, mainly composite decked with fenced boundaries, ideal for a table and chairs during those summer months. An integral storage garage with an up and over garage door can be accessed via the shower room and driveway and provides excellent dry storage space. Located in vibrant and convenient area, contact VitalSpace Estate Agents to arrange an internal inspection or 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:- D
Council Tax Band - C
Tenure – Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
56	73
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

