



IRLAM ROAD
FLIXTON

£1,050

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Irlam Road, Flixton, M41 6WF

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer this perfect opportunity to rent a superb three bedroom semi-detached family home located in a popular residential area, close to Schools, amenities, and convenient for the local bus route. Acre Hall Primary School and Wellacre Technology Academy are also within close proximity. This property is warmed by gas central heating and benefits from uPVC double glazing throughout. The well proportioned, recently updated accommodation briefly comprises; Entrance hallway, a bay fronted living room, a dining room and a modern fitted kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary white family bathroom. Externally to the front of the property, a driveway can be found whilst to the rear, an enclosed lawned rear garden and decked patio offer an ideal space for a table and chairs during those summer months. (Please note - the garage to the rear is not included within the rental) - Available now on an unfurnished basis. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer. Contact VitalSpace Estate Agents on for further information.

NOTE

This property is available Now on an unfurnished basis with a minimum 12 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:- E
Council Tax Band - B
Tenure - Leasehold

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92+)		
A	90	
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

