



ROSLYN AVENUE
FLIXTON

£1,300



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Roslyn Avenue, Flixton, M41 6PY

PROPERTY DETAILS

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to bring to the rental market this beautifully presented THREE BEDROOM semi detached property, ideally situated in a highly regarded residential area, perfect for families and professionals alike. Upon entering, you are welcomed by a bright and airy entrance hallway which leads into a spacious bay fronted living/dining room, complete with double doors opening into a charming part brick conservatory, offering a perfect secondary reception room with double doors opening out into the rear garden. The heart of the home is the stylish, modern kitchen, installed in 2022, featuring a comprehensive range of wall and base units, sleek work surfaces and quality integrated appliances including an induction hob with extractor hood, built in oven and microwave, integrated wine cooler and washing machine. Additional features include tiled splashback, spotlighting, and a wall mounted combination boiler. To the first floor, a shaped landing leads to three generously sized bedrooms, two of which benefit from fitted wardrobes. A contemporary bathroom can also be found on the first floor, installed in 2022, boasting a modern three piece white suite, offering both comfort and style. Externally, this property offers ample off road parking via a block paved driveway, complete with an electric vehicle charging point. To the rear, a low maintenance, south facing garden can be found with artificial grass complemented by decked areas perfect for outdoor entertaining. Available now on an unfurnished basis. Located within the catchment area of several highly regarded schools including St. Michael's and St. Monica's and ideally positioned for transport links with regular bus and train services into Manchester city centre. Early viewing is highly recommended to appreciate the quality and location on offer.

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:- E
Council Tax Band - C
Tenure – Freehold

