



BRECON AVENUE  
FLIXTON

£1,275

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Brecon Avenue, Flixton, M41 8RW

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented THREE BEDROOM semi detached property located on a quiet Flixton road overlooking school fields. Updated by our clients to include new carpet and freshly decorated throughout, this property benefits from gas central heating and uPVC double glazing. In brief the accommodation comprises; a warm and welcoming entrance hallway, a spacious modern breakfast kitchen, living room and a study. A useful downstairs WC can be accessed via the study and completes the ground floor accommodation. To the first floor there are three well proportioned bedrooms, a two piece bathroom suite and a separate WC. Externally to the front of the property, a gravel driveway provides ample off road parking whilst to the rear, a large paved garden can be found. Not directly overlooked to the front, this home is located close to a range of popular amenities at Woodsend Circle, a selection of highly regarded schools and major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information.

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## NOTE

This property is available from the 19-02-2022 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; No Smokers, No Pets, 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. For further assistance in this regard, please contact our lettings department.

