



OAK GROVE  
URMSTON

£1,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



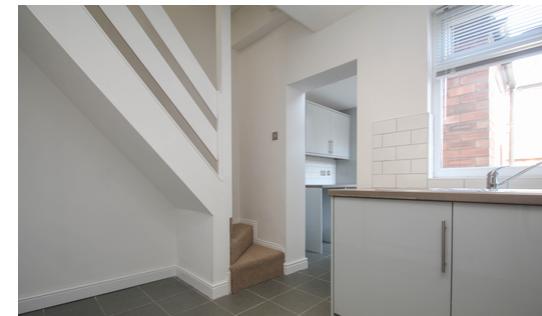
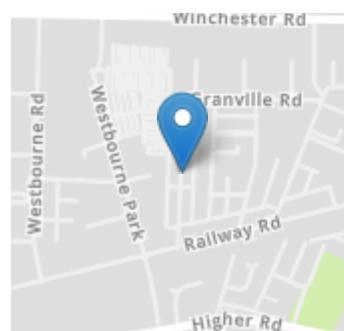
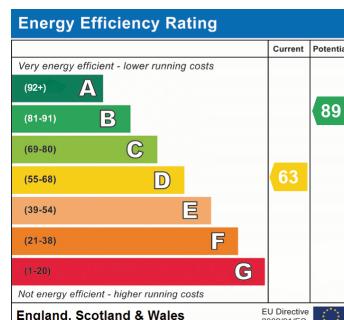
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Oak Grove, Urmston, M41 0XU

## PROPERTY DETAILS

\*\*TOWN CENTRE LOCATION\*\* - VITALSPACE ESTATE AGENTS are proud to offer for rental this two bedroom mid terrace property situated in the heart of Urmston town centre. This attractive property has been recently refurbished and in brief the desirable accommodation comprises; living room, modern fitted breakfast kitchen and a useful utility room. To the first floor, a landing provides entry into two well proportioned bedrooms and a newly fitted three piece bathroom suite. This well presented property is warmed by gas central heating and is double glazed throughout. Externally, to the rear, an enclosed courtyard can be found idea for a table and chairs during those summer months. Ideally positioned for Urmston's train station and popular Eden Square shopping area. Available from the 19-11-2020 on an unfurnished basis. An internal inspection is highly recommended to appreciate the size and charm of this property. Contact VitalSpace Estate Agents on 0161 747 7807 for further information.



## NOTE

This property is available 02-03-26 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 you're 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 – Freehold