



**allAgents**  
**BEST OVERALL BRANCH OF THE YEAR**  
Gold 2019  
in M41  
★★★★★

ROSENEATH ROAD  
URMSTON

£875

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 AVAILABLE 09-04-21



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Roseneath Road, Urmston, M41 5AY

**\*\*VIDEO TOUR\*\* - \*\*AVAILABLE 09-04-2021\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this spacious and well presented **THREE BEDROOM** end townhouse situated in central urmston location on Roseneath Road. This property is conveniently located for local amenities and transport links and in brief the accommodation comprises; entrance porch, entrance hallway, through living room/dining area and a fitted modern kitchen. To the first floor there are **THREE BEDROOMS**, a bathroom and a separate WC. This property benefits from gas central heating and uPVC double glazing. Externally there is a large enclosed garden to the rear. Situated in the 'heart' of Urmston Town Centre, an exciting, vibrant area offering convenience and easy living with bus routes and the train into Manchester. Available from 09-04-21 on an unfurnished basis. Contact VitalSpace Estate Agents for more information.



## ROSENEATH ROAD

### NOTE

This property is available 09-04-21 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 on 0161 747 7807.



#### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Predicted
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England, Wales & N.Ireland EU Directive 2002/91/EC