



ALDERMERE CRESCENT  
FLIXTON

£1,300

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Aldermere Crescent, Flixton, M41 8UF

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this superbly presented THREE BEDROOM semi detached family home situated on a quiet Flixton Road. In brief the attractive accommodation comprises, entrance hallway, through living room / dining room and a modern fitted kitchen. To the first floor there is a shaped landing, three bedrooms and modern white three piece bathroom suite. The property is warmed by gas central heating and benefits from double glazing. Externally there is a garden to the front whilst to the rear as well as driveway parking to the front of the property. This highly desirable family residence is well maintained and conveniently situated within easy reach of Davyhulme Golf Course, within catchment of the popular Flixton Primary School, Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, this property is positioned within close proximity to the motorway network and just 15 minutes walk from Flixton train station. Contact VitalSpace Estate Agents on to arrange a viewing appointment.

## 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:- D  
Council Tax Band - B  
Tenure – Freehold

