



IRLAM AVENUE  
ECCLES

£700

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 AVAILABLE 19-11-2021



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Irlam Avenue, Eccles, M30 0JR

VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented TWO DOUBLE BEDROOM mid terrace property upgraded to a fantastic standard. This fabulous home offers two large reception rooms and a recently fitted modern kitchen. To the first floor there are TWO DOUBLE bedrooms and a large, modern three piece tiled bathroom. Externally a privately enclosed low maintenance courtyard can be found to the rear of the property. Located in a quiet cul-de-sac location this property is sure to attract interest. This property is uPVC double glazed and gas centrally heated. An internal viewing is highly recommended in order to appreciate the stunning condition of this desirable property. Available from the 19-11-21 on a part furnished basis. Contact VitalSpace Estate Agents to arrange a viewing.



## NOTE

This property is available 19-11-2021 on a part furnished 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		88			89
		64			62
<b>England, Wales &amp; N.Ireland</b> EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b> EU Directive 2002/91/EC			