



WYCOMBE CLOSE  
DAVYHULME

£1,300

 3 BEDROOMS

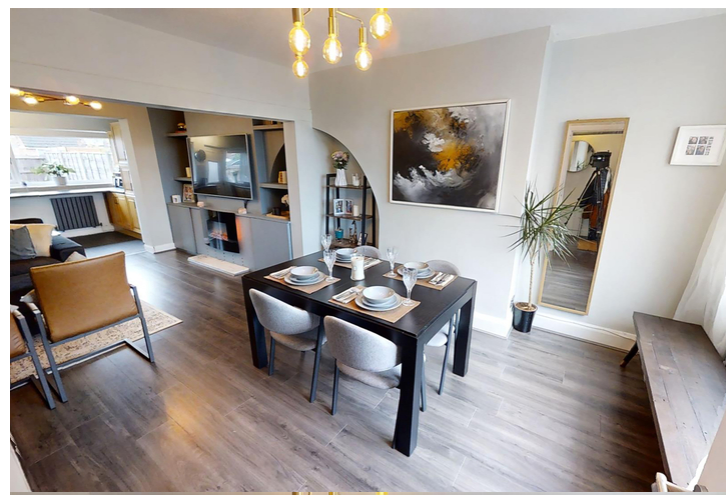
 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Wycombe Close, Davyhulme, M41 7ND

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this beautifully appointed and tastefully finished THREE BEDROOM extended mid town house. If you are looking for a property in genuine 'move in' condition be sure to book your viewing early. In brief the accommodation to the ground floor comprises a welcoming hallway, bay fronted living room which is open through to the dining room and in turn the extended kitchen. To the first floor the is the shaped landing and three piece shower room. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front there is a pleasant garden and pathway to the front door. To the rear there is a paved patio with mainly lawned garden beyond. Available now on an unfurnished basis. Ideally placed for local amenities and transport links. It is also worth noting that this property is situated within the catchment area of both Our Lady of the Rosary and Woodhouse Primary schools. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

