



VALE AVENUE
FLIXTON

£1,400

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Vale Avenue, Flixton, M41 6PQ

PROPERTY DETAILS

****AVAILABLE 01-09-25**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this three bedroom semi detached family residence situated on a quiet Flixton cul de sac. In brief the accommodation comprises welcoming hallway, bay fronted living room, a modern fitted kitchen and a large conservatory with double doors overlooking the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms alongside a four piece bathroom with a separate corner bath and shower cubicle. Externally to the front there is a block paved driveway providing ample off road whilst to the rear there is a decked patio with ornate garden beyond, all of which is fenced for privacy. The rear boasts not being overlooked. Further benefits of this immaculate home include gas central heating and uPVC double glazing. Just a stones throw away from the beautiful Dutton's Pond. An attractive family property requires an internal inspection to be truly appreciated. Available 01-09-25 on an unfurnished basis. Contact VitalSpace Estate Agents for further information.

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 – Leasehold

