



QUEENSWAY  
DAVYHULME

£1,250

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Queensway, Davyhulme, M41 7EH

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this highly desirable, recently refurbished THREE BEDROOM end townhouse property situated on the ever popular 'Wimpy Estate' in Davyhulme. This property is convenient for bus routes, the Trafford Centre, local schools and the George Carnall Leisure Centre and in brief, the deceptively spacious accommodation comprises; porch, a warm and welcoming entrance hallway, a spacious living room, a good sized dining room which opens into a newly fitted modern kitchen. The kitchen itself includes a comprehensive range of wall and base units with contrasting worksurfaces above with space for a range of appliances. To the first floor there are three good sized bedrooms and a newly installed three piece bathroom. Externally, to the front of the property, a lawned garden can be found with a pathway providing entry to the property itself. To the rear, a private garden is laid to lawn with a large paved patio area ideal for a table and chairs during those summer months. Further benefits of this attractive property include new carpets, a gas central heating system and uPVC double glazed throughout. Available now on an unfurnished basis, an internal inspection is highly recommended to fully appreciate this well presented home. 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 – Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	79
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	

