



KENDAL ROAD
STRETFORD

£1,300

 4 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 AVAILABLE NOW



VITALSPACE
INDEPENDENT ESTATE AGENTS



Kendal Road, Stretford, M32 0NS

****VIDEO TOUR**** - VitalSpace Estate Agents are delighted to offer for rent this modern FOUR BEDROOM TOWNHOUSE property located in a sought after Stretford location. Conveniently linked to Manchester City Centre via Trafford Park station and Stretford Tram Stop as well as regular buses along Chester Road. Arranged over three floors and in brief the spacious accommodation comprises; entrance hallway, a recently renovated contemporary fitted kitchen, useful downstairs WC and a spacious living/dining room. To the first floor there are two double bedrooms, both with built in wardrobes, a third single bedrooms and a modern three piece family bathroom. Stairs rise to a substantial master bedroom and en suite shower room. Externally there are communal lawned gardens to the front whilst to the rear there is an enclosed landscaped mainly lawned garden, ideal for alfresco dining during those summer months. The property also benefits from a garage to the rear and allocated resident and visitor parking. The accommodation is warmed by gas central heating and is uPVC double glazed throughout. Choose an easy commute to Sale, Trafford Centre or Salford Quays by walking or cycling along the many canal paths. Fantastic local amenities, close to Victoria Park and Stretford Mall. Available now on an unfurnished basis. A conveniently located and immaculately presented property that requires an internal inspection to be truly appreciated.



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: 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.



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Predicted
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC