



BOOTHSTOWN DRIVE
WORSLEY

£1,350



3 BEDROOMS



3 BATHROOMS



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Boothstown Drive, Worsley, M28 1UF

PROPERTY DETAILS

****AVAILABLE NOW** - **VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this impressive THREE BEDROOM end mews property benefiting from an enviable position, tucked away on a quiet cul-de-sac on the always popular Moorings development in Boothstown. The tastefully presented accommodation comprises of a welcoming entrance hallway and a generously sized reception/dining area with doors leading out into the rear garden. The ground level also consists of a modern fitted kitchen which leads to a further reception room and a converted garage, ideal for use as a home office or playroom. A useful downstairs WC completes the ground floor accommodation. To the first floor level, a shaped landing provides entry into a large master bedroom, two further bedrooms and the main bathroom equipped with shower and bath facilities. The master bedroom also has the added benefit of being serviced by a tiled en-suite shower room. Externally, this property has a front garden alongside a driveway providing excellent off road parking facilities. To the rear, a large patio area gives space for a table and chairs and leads into a lawned garden with timber fenced boundaries. As mentioned, the location of this property is envious being close to the Boothstown Marina where you can watch the narrow boats go by and take beautiful canal side walks through Worsley Village. This property is also within walking distance to the Moorings pub/restaurant which is a very family friendly place to dine. For families, this property is within the catchment for several local schools include the outstanding St Andrews Primary School. The beautiful RHS Garden Bridgewater is a short stroll away. 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

EPC Grade:- D
Council Tax Band - C
Tenure – Freehold

