



MARBURY CLOSE
FLIXTON

£1,250



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Marbury Close, Flixton, M41 8GZ

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this well presented TWO BEDROOM semi detached home, ideally positioned on Marbury Close, a quiet and desirable cul-de-sac in Flixton. Offered for rental on an unfurnished basis, this home provides a blend of comfort, convenience, and potential. Situated within easy reach of a range of local amenities, including well regarded schools, shops, restaurants, transport links, and scenic playing parks, this property offers the perfect balance of suburban tranquility and everyday practicality. Internally, the accommodation comprises: A welcoming entrance hallway with a large built in storage cupboard, A stylish modern kitchen featuring high gloss cabinetry, complementary work surfaces, tiled splashbacks, and direct access to the rear garden via a uPVC door. A bright and airy living room, newly decorated to create a warm and homely atmosphere. Stairs leading to the first floor where you will find a unique shaped landing, two generously sized bedrooms, a contemporary three piece bathroom suite with shower over bath. Additional features include uPVC double glazing throughout and a gas central heating system, newly installed just two years ago, offering both efficiency and peace of mind. Externally, the home sits on a corner plot, with a low maintenance lawn to the front and a sizeable rear garden featuring a combination of lawn

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

