



MERSEY BANK AVENUE
CHORLTON

£1,400

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Mersey Bank Avenue, Chorlton, M21 7WP

PROPERTY DETAILS

****AVAILABLE 19-08-24**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this recently refurbished THREE BEDROOM semi detached property benefiting from gas central heating and uPVC double glazing. Offering excellent family living accommodation, updated to a modern specification, this well presented property comprises; a welcoming entrance hallway, a generously sized living room, a dining room and a modern breakfast kitchen with a breakfast bar. To the first floor there are three well proportioned bedrooms, a contemporary two piece family bathroom alongside a separate WC. Externally the property has a front and rear garden with on street parking. The property also gives excellent access to transport links for the commuter being only a short walk to West Didsbury tram station, close to both the M60 and M56, local schools and highly regarded amenities. Available 19-08-24 on an unfurnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection.

NOTE

This property is available 19-08-24-24 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 - <http://vitalspace.co.uk/tenant-hub/> - where you can complete our online rental application form. For further assistance in this regard, please contact our lettings department on 0161 747 7807.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	
England, Scotland & Wales	

