



NORREYS AVENUE
FLIXTON

£1,550

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Norreys Avenue, Flixton, M41 8TJ

PROPERTY DETAILS

****AVAILABLE NOW** - **RECENTLY REFURBISHED**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this beautifully presented THREE BEDROOM semi detached home, tucked away on a quiet cul-de-sac just off Moorside Road. Perfect for families or professionals, this property offers a welcoming blend of style, space, and practicality. From the moment you enter, you're greeted by a bright entrance hallway leading into a charming bay fronted living room, ideal for relaxing evenings. A second reception space offers flexibility as a cosy sitting room or a sociable dining area, flowing effortlessly into a sleek, newly installed handleless kitchen designed for both everyday living and entertaining. Upstairs, you'll find three well proportioned bedrooms along with a fresh, contemporary bathroom complete with a shower over bath combination. Externally, this desirable home continues to impress with a generous lawned garden, an ideal setting for family time, summer gatherings, or simply enjoying a bit of fresh air. A paved seating area adds the perfect touch for outdoor dining or relaxing in the sun. With gas central heating, double glazing, a gardener included, off road parking, comfort and convenience are built in. With Umston town centre just a short distance away, you'll have easy access to a fantastic selection of shops, restaurants, and everyday amenities. Excellent transport links and nearby motorway access also make commuting a breeze. Available now on an unfurnished basis, contact VitalSpace Estate Agents to arrange an internal viewing.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

