



NEWTON ROAD  
URMSTON

£750

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Newton Road, Urmston, M41 5AE

## PROPERTY DETAILS

**\*\*AVAILABLE 12-01-24\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this recently refurbished basement one double bedroom apartment. Conveniently located within a large converted Victorian house on Newton Road, the attractive accommodation briefly comprises; a rear entrance with direct access into the apartment itself with an open plan, modern fitted kitchen/living room can be found with access into a double bedroom and a three piece shower room. This property is double glazed and is electric only. The property benefits from water charges and council tax included with rental price. Further benefits to the property include ample storage within the bedroom including large wardrobes and a walk in storage room with shelving. This apartment is located within minutes walk of the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, as well as being within walking distance to Urmston train station (10 mins to Deansgate and Oxford Road). Offered for rental on an furnished basis, an internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information.

## NOTE

This property is available 12-01-24 on an furnished basis with a minimum 12 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.

Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: Propertymark – C0124317

