



GLADSTONE ROAD  
URMSTON

£1,050

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Gladstone Road, Urmston, M41 0XZ

## PROPERTY DETAILS

\*\*AVAILABLE 11-03-24\*\* - VITALSPACE ESTATE AGENTS are proud to bring to the rental market this lovely well presented two bedroom mid terraced property located on the ever popular Gladstone Road. This charming property is available for rental on an unfurnished basis with attractive accommodation comprising; living room and spacious dining kitchen. To the first floor is the master bedroom, single bedroom and modern fitted three piece bathroom. This property is warmed by gas central heating and uPVC double glazed. Externally, to the front of the property is a charming walled garden whilst to the rear is a good sized mostly paved well presented garden. Situated in a convenient location within walking distance of the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Available from the 11-03-24 on an unfurnished basis, an internal inspection comes highly recommended.

## NOTE

This property is available from the 03-11-24 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; 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:- C  
Council Tax Band - B  
Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

