



allAgents
BEST OVERALL BRANCH OF THE YEAR
Gold 2019
in M41
★★★★★

ROTHAY CLOSE
FLIXTON

£1,400

 3 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 AVAILABLE NOW



VITALSPACE
INDEPENDENT ESTATE AGENTS



Rothay Close, Flixton, M41 8PN

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented, highly desirable THREE DOUBLE BEDROOM property situated on the popular, yet quiet Rothay Close in Flixton. This superb dwelling is arranged over three floors and offers spacious living accommodation throughout ideal for any growing family. Located in a desirable family residential area, convenient for a range of schools including Acre Hall Primary School and St Monica's RC Primary School, the deceptively spacious accommodation comprises; a welcoming entrance hallway incorporating the downstairs WC, a modern dining kitchen fitted with a range of wall and base units with space for a dining table and chairs alongside a 15ft living room with double doors opening out into a SOUTH FACING rear garden. To the first floor are two double bedrooms and a three piece family bathroom. To the second floor, a master bedroom suite can be found with built in storage and a three piece en-suite shower room. Externally, to the front of the property, a generous Tarmac driveway provides excellent off road parking facilities for multiple vehicles whilst to the rear, a fenced, mainly lawned south facing garden and paved patio area offers an ideal space for alfresco dining during those summer months. Perfectly placed for local amenities, Trafford General Hospital and a range of major transport links. An internal inspection is essential and early viewings are required to avoid disappointment. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



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. For further assistance in this regard, please contact our lettings department.

All photographs are provided for guidance only.
 Redress scheme provided by: The Property Ombudsman
 Client Money Protection provided by: PropertyMark – C0124317



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Predicted
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC