



ASHBOURNE ROAD
STRETFORD

£1,450

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Ashbourne Road, Stretford, M32 9RZ

PROPERTY DETAILS

****VIDEO TOUR** - **EXTENDED FAMILY ACCOMMODATION** - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this spacious, immaculately presented, **THREE BEDROOM** semi detached property located on a popular Stretford road within close proximity of a selection of highly regarded schools, transport links, amenities and just a short distance from Salford quays and the Trafford centre. This well maintained extended family home briefly comprises; a warm and welcoming entrance hallway, an attractive bay fronted living room, a good sized uPVC conservatory and a well proportioned dining kitchen. The kitchen itself is fitted with a host of wall and base units with contrasting worksurfaces. A further extended sitting room can be accessed via the kitchen. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern three piece shower room. Externally, this property is positioned on a good sized plot with ample off road parking to the front of the property provided by a paved driveway. To rear of the property, a south facing garden can be found which is mainly laid to lawn with fenced boundaries and a decked seating area, ideal for a table and chairs during those summer months. A detached garage can also be found to the rear and benefits from a up and over garage door. Located in vibrant and convenient area. Available now on an unfurnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

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:- C
Council Tax Band - C
Tenure - Leasehold

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	
England, Scotland & Wales	
EU Directive 2002/91/EC	

