



FLIXTON ROAD  
URMSTON

£1,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Flixton Road, Urmston, M41 5AL

## PROPERTY DETAILS

**\*\*CENTRAL URMSTON LOCATION\*\* - \*\*ARRANGED OVER TWO FLOORS\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this deceptively spacious TWO DOUBLE BEDROOM apartment positioned in the heart of Urmston Town Centre. Available now on an unfurnished basis, as mentioned, this spacious apartment is arranged over two floors and in brief the accommodation comprises; a communal entrance hallway off Flixton Road with stairs that rise up to the apartment entrance itself. On the first floor of the apartment, a spacious living room can be found with two large windows to the front elevation, a modern fitted breakfast kitchen, a double bedroom and a four piece bathroom with a separate shower cubicle. Stairs rise to the second floor level where an impressive master bedroom can be found. Externally this apartment benefits from gated allocated parking to the rear. Gas central heating and uPVC double glazing. Ideal for a professional couple looking for a maintenance free central Urmston home. Located in 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 now on an unfurnished basis. 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.

## TERMS

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

EPC Grade:- TBC  
Council Tax Band - A  
Tenure – Freehold

