



HAMPTON ROAD
URMSTON

£850

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 AVAILABLE 02-04-2021



VITALSPACE
INDEPENDENT ESTATE AGENTS



Hampton Road, Urmston, M41 9AL

****AVAILABLE 02-04-2021**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented, significantly beautifully presented TWO BEDROOM end terrace situated in the heart of Urmston town centre. Benefiting from gas central heating and uPVC double glazing, in brief the attractive accommodation comprises; entrance vestibule, a generously sized living room, separate dining area which leads to the rear courtyard through French doors and a modern 'U' shaped kitchen fitted with a contemporary range of wall and base units. To the first floor, a shaped landing provides entry into two bedrooms and a white four piece stylish bathroom. The downstairs is complete with wooden exposed flooring and a log burner in the dining room. Externally to the rear of the property an enclosed courtyard can be found. 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 a part or unfurnished basis, an internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information.

NOTE

This property is available from the 02-04-2021 on an part or 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; 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.



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	
(56 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