



AMBLESIDE ROAD  
FLIXTON

£1,375

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Ambleside Road, Flixton, M41 6PH

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** – VitalSpace Estate Agents are privileged to offer for rental this well presented THREE BEDROOM semi detached property situated on the always popular Ambleside Road in Flixton. Located within close proximity to schools, amenities and transport links this property would ideally suit a growing family. The well proportioned accommodation comprises; a warm and welcoming entrance hallway, a bay fronted living room, a well proportioned dining room and a modern fitted kitchen. To the first floor a spacious landing area provides entry into three good sized bedrooms and a contemporary three piece family bathroom. Externally the property offers well established enclosed gardens to the front and rear. To the rear, a pleasant enclosed low maintenance rear garden can be found ideal for a table and chairs during those summer months. Available now on an unfurnished basis. An internal viewing of this attractive family home comes highly recommended. Available now on an unfurnished basis. Contact VitalSpace Estate Agents 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:- D  
Council Tax Band - B  
Tenure – Leasehold

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92+)		
<b>A</b>	<b>86</b>	
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(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		

