



OAK GROVE
URMSTON

£750

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 AVAILABLE NOW



VITALSPACE
INDEPENDENT ESTATE AGENTS



Oak Grove, Urmston, M41 0XU

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented, significantly extended TWO BEDROOM mid 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 and a modern 'L' 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 bathroom. Externally to the rear of the property an enclosed paved 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 an unfurnished basis, an internal inspection is strongly recommended. 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; 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (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 energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (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 CO₂ emissions	
60	86	56	89
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	