



CASTLERA CLOSE  
ECCLES

£900

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Castlerea Close, Eccles, M30 0JY

## PROPERTY DETAILS

**\*\*EXCELLENT CONDITION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this deceptively spacious, TWO DOUBLE BEDROOM mews property situated in a quiet location within Eccles. This property benefits from gas central heating and uPVC double glazing and briefly comprises; a spacious living area with feature fire place, open-plan kitchen dining area with double patio doors leading to the rear garden. To the first floor there are TWO DOUBLE BEDROOMS and a modern three piece bathroom. The master bedroom is particularly impressive in size and has ample storage. Externally, to the front of the property, a large driveway provides excellent off road parking facilities. To the rear, a secluded low maintenance garden provides an ideal space for alfresco dining during those summer months. This property is situated on a fantastic position on the road itself, overlooking a small green area to the front. Located on a popular road in Eccles 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. Available now on an part furnished basis. An internal inspection comes highly recommended.

## NOTE

This property is available now on a part furnished 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. For further assistance in this regard, please contact our lettings department.

## TERMS

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

EPC Grade:- E  
Council Tax Band - B  
Tenure - Leasehold

