



LOSTOCK ROAD
DAVYHULME

£1,800

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Lostock Road, Davyhulme, M41 0SZ

PROPERTY DETAILS

****OPEN PLAN CONTEMPORARY KITCHEN** - **VIDEO TOUR** - VITALSPACE ESTATE AGENTS** are delighted to offer for rental this immaculately presented, significantly extended THREE BEDROOM semi detached family home located on a desirable tree lined road in Davyhulme. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property is within walking distance of Urmston train station and has excellent access to the motorway network. In brief, this tastefully decorated property comprises; porch, a welcoming entrance hallway, a bay fronted sitting room, a well proportioned good living room alongside an extended open plan dining kitchen. The kitchen itself is fitted with a host of wall and base units with space for a large dining table if required. Access into an integral utility / garage can be found via the kitchen. A recently installed downstairs WC completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three good sized bedrooms, all with fitted wardrobes alongside a modern two piece family bathroom with a separate WC. Externally, this property is situated on a generously plot with a walled and gated driveway to the front of the property providing excellent off road parking facilities. To the rear, an exceptionally private South facing garden can be found with a paved patio area providing a suitable space for alfresco dining during those summer months leading onto a lawned garden with timber fenced boundaries. Available now on either a furnished or unfurnished basis. Further benefits of this stunning family home include gas central heating and uPVC double glazing. Contact VitalSpace Estate Agents to arrange an internal viewing or for further information.

NOTE

This property is available Now on an unfurnished / 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.

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 - C
 Tenure – Leasehold

