



ROYAL OAK ROAD  
BAGULEY

£1,150

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 AVAILABLE 26-02-2021



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Royal Oak Road, Baguley, M23 1BE

**\*\*AVAILABLE 26-02-2021\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this modern FOUR BEDROOM DETACHED property offering generous sized accommodation warmed by gas central heating and uPVC double glazing throughout. The attractive and well presented property is offered on an unfurnished basis and comprises: a welcoming entrance hallway, downstairs WC, living room with double doors leading to a dining room, a uPVC double glazed conservatory, a utility room and a modern kitchen with access into the rear garden. To the first floor there are four double bedrooms, master benefiting from an en-suite shower room, large family bathroom and landing storage cupboard. Externally there is an integral garage with a driveway and a lawned garden to the front of the property. To the rear of the property is an enclosed garden which is mainly laid to lawn. This family home forms part of a modern Development which is ideally placed for the new Metrolink stations and access to the Motorway Network. Available from 26-02-2021 on an UNFURNISHED BASIS. Contact VitalSpace Estate Agents on 0161 747 7807 to arrange an internal inspection.

## NOTE

This property is available from the 26-02-2021 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 - <http://vitalspace.co.uk/tenant-hub/> - where you can complete our online rental application form. For further assistance in this regard, please contact our lettings department on 0161 747 7807.



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Predicted
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(56 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	