



CROSSLAND ROAD
CHORLTON

£1,225

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Crossland Road, Chorlton, M21 9DU

PROPERTY DETAILS

****AVAILABLE 04-06-24**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this immaculately presented TWO DOUBLE BEDROOM garden fronted period mid terraced property located just off Neale Road in the heart of Chorlton Green. Situated just off Beech Road and the local independent shops, bars and restaurants, this property would be ideal for a professional couple. In brief, the well planned accommodation comprises; entrance porch, a spacious open plan living, dining room which opens into a recently fitted modern kitchen with integrated appliances with a downstairs bathroom beyond. To the first floor, there are two double bedrooms, the second of which comes complete with fitted wardrobes. Externally there are pleasant enclosed front and rear courtyard gardens. Further benefits include a gas fired central heating system and double glazed windows. Available from the 04-06-24 on a furnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection.

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NOTE

This property is available Now on a 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.

FURNITURE INCLUDED

- 1 x Double bed and mattress
- 2 x Chest of Drawers
- 1 x Fitted Wardrobe
- 1 x Armchair
- 1 x Two seat sofa
- 1 x Coffee table
- 1 x dining table and four chairs
- 1 x book shelf
- 1 x wooden chest

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

