



ALBERT AVENUE  
URMSTON

£1,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Albert Avenue, Urmston, M41 9BE

## PROPERTY DETAILS

**\*\*AVAILABLE 16-02-24\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented, presented TWO BEDROOM terrace situated a short walk from Urmston town centre. Benefiting from gas central heating and uPVC double glazing, in brief the attractive accommodation comprises; a generously sized living room which opens into a dining area with access to the rear garden alongside a modern fitted kitchen. To the first floor, a shaped landing provides entry into two bedrooms and a white three piece stylish bathroom. Externally to the rear of the property an enclosed courtyard garden 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. Within the kitchen white goods are to be included within the property. Available 16-02-24 on unfurnished basis, an internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information.

## NOTE

This property is available 16-02-24 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; 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 - B  
Tenure - Freehold

