



CANTERBURY ROAD  
DAVYHULME

£1,200

-  1 BEDROOM
-  1 BATHROOM
-  2 RECEPTIONS
-  EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Canterbury Road, Davyhulme, M41 0RA

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\* - \*\*RECENTLY RENOVATED\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this recently refurbished, ONE DOUBLE BEDROOM semi detached bungalow situated within the always popular 'Canterbury Road' development in Davyhulme. This highly desirable property has been recently updated to exacting standards and briefly comprises; a spacious 15ft living / dining room, a modern in-frame kitchen with granite marble effect work surfaces and a sunken inset sink with a mix tap above. The kitchen area leads into a newly carpeted double bedroom, a three piece bathroom with a shower over bath attached and a uPVC double glazed conservatory with double doors opening out into the rear garden. Externally, this property is positioned opposite Davyhulme Park, set back from Canterbury Road itself, approached via a gated and paved driveway. To the rear, a secluded, timber fenced, low maintenance garden provides a perfect space for external dining during the summer months. This property is conveniently situated within easy reach of Umston 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 Umston Grammar School. For commuters, the property positioned is within walking distance of Umston train station and has excellent access to the motorway network. Available now on an unfurnished basis. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## TERMS

This property is available Now 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 - C  
Tenure – Freehold

