



WHALLEY AVENUE  
DAVYHULME

£1,500

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

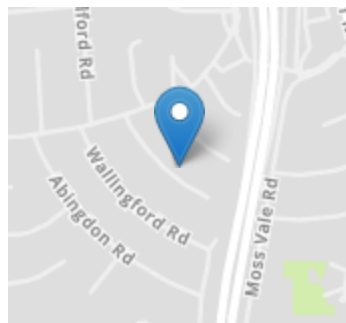


# Whalley Avenue, Davyhulme, M41 0QL

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - **\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this superbly presented THREE BEDROOM detached family property, ideally located in a quiet cul-de-sac in Davyhulme. This property has recently been refurbished to a high standard and redecorated throughout in a neutral décor. This attractive property comprises; Entrance hallway, two receptions room, open plan kitchen diner with patio doors leading into the rear garden, a separate utility room and downstairs WC. To the first floor there are two double bedrooms with fitted wardrobes, a third single bedroom and a recently updated bathroom. The property benefits from gas central heating and is double glazed throughout. Externally there is an attached garage and off road parking for at least three cars. This property is 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 positioned with excellent access to the motorway network as well as the Metro link. Available now on an unfurnished basis. An internal viewing comes highly recommended. Contact VitalSpace Estate Agents for further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	66	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



## NOTE

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