



CAVENDISH ROAD  
URMSTON

£1,200



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Cavendish Road, Urmston, M41 0YA

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\* - \*\*IMMACULATE CONDITION\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this immaculately presented, recently refurbished TWO BEDROOM MID TERRACE property situated on the ever popular Cavendish Road in Urmston. Located within walking distance to Urmston town centre and it's vast range of amenities, the charming, well proportioned accommodation comprises; a generously sized living room alongside a newly installed breakfast complete with a host of wall and base units, granite worksurfaces and a range of integrated appliances including a dishwasher, fridge and freezer. A glass balustrade staircase rises to the first floor level which provides entry into two good sized bedroom and a three piece shower room. Externally, there are low maintenance enclosed gardens to both the front and rear. The rear garden benefits from timber fenced boundaries and creates a perfect space for alfresco dining during those summer months. Further benefits of this desirable terrace home include uPVC double glazing and a gas central heating. As mentioned, tis property is situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bars and more. Urmston itself boasts some of the best educational institutions for all ages and a range of public transport including bus routes, Urmston train station and motorway links. Available now on an unfurnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.

## 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  
Council Tax Band - B  
Tenure – Freehold

