



LIME AVENUE  
URMSTON

£1,100

 3 BEDROOMS

 1 BATHROOM

 4 RECEPTIONS

 AVAILABLE 17-05-2021



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Lime Avenue, Urmston, M41 5DE

**\*\*USEFUL LOFT ROOMS\*\* - \*\*AVAILABLE 17-05-2021\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for rental this well presented, deceptively spacious THREE BEDROOM mid terrace property situated in a desirable location with Abbotsfield Park directly to the rear. The tastefully decorated property is arranged over three floors and briefly comprises; A warm and welcoming entrance hallway, a spacious bay fronted living room, a generously sized dining room and a contemporary kitchen complete with a vast range of high gloss wall and base units with granite worksurfaces above. To the first floor there are THREE BEDROOMS and a larger than average bathroom. Stairs rise from the first floor landing up into two useful loft room suitable for a variety of purposes. Externally, an enclosed mainly lawned garden can be found to the rear of the property with a paved patio area, ideal for a table and chairs during those summer months. Located within walking distance to 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. Available from the 17-05-2021 on an unfurnished basis. Contact VitalSpace Estate Agents to arrange an internal inspection.**

## NOTE

This property is available 17-05-2021 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; No Smokers, No Pets, 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. For further assistance in this regard, please contact our lettings department.



Environmental Impact (CO <sub>2</sub> ) Rating	Predicted
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(56 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC