



WESTOVER ROAD
URMSTON

£1,400

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Westover Road, Urmston, M41 7AQ

PROPERTY DETAILS

****AVAILABLE 05-08-24** - **EXCELLENT CONDITION** - VITALSPACE ESTATE AGENTS** are pleased to offer for rental this significantly renovated and EXTENDED THREE BEDROOM semi detached property situated on popular Urmston road close to a number of local schools, transport links and Trafford General hospital. Benefiting from uPVC double glazing and gas central heating this tastefully decorated property briefly comprises; a welcoming entrance hallway, spacious living room, an extended dining area and a newly fitted kitchen. To the first floor there are three bedrooms and a modern newly fitted three piece bathroom. Externally this property is situated on a generous garden plot with enclosed garden to the front, side and rear. A gated driveway can also be found to the front of the property alongside a detached garage. Available 05-08-24 on an UNFURNISHED basis. As mentioned, this property is ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, as well as being within walking distance to Urmston train station, several parks and the motorway network. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

NOTE

This property is available from the 05-08-24 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. For further assistance in this regard, please contact our lettings department.

TERMS

All photographs are provided for guidance only.
Redress scheme provided by: The Property Ombudsman
Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- C
Council Tax Band - C
Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
72	85

England, Scotland & Wales

EU Directive 2002/91/EC

