



BRENTWOOD AVENUE  
URMSTON

£1,400

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Brentwood Avenue, Urmston, M41 0XD

## PROPERTY DETAILS

\*\*AVAILABLE 26-08-24\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for rental this attractive THREE BEDROOM period terrace property located in 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. Located on a quiet cul-de-sac just off Westbourne Road, in brief this well presented property comprises; a warm and welcoming entrance hallway, a spacious bay fronted living room which opens into a generously sized dining room with a 20ft extended breakfast kitchen beyond. The kitchen itself comes complete with a comprehensive range of wall and base units with a breakfast bar and space for seating. To the first floor there are three good size bedrooms and a recently updated, tiled family bathroom with a three piece white suite. Externally to the rear of the property, an enclosed south facing low maintenance garden can be found alongside a paved patio seating area suitable for alfresco dining during those summer months. Available from the 26-08-24 on an unfurnished basis. An impressive and spacious period property in a convenient Urmston location which simply must be inspected to be fully appreciated. To arrange a viewing contact VitalSpace Estate Agents.

## NOTE

This property is available 26-08-24 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.

## 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
60	82

England, Scotland & Wales

EU Directive 2002/91/EC

