



199 Moorside Road, Urmston, Manchester M41 5SJ

£775

- Two double bedrooms
- Available now
- Garden and courtyard
- Modern kitchen and bathroom
- Mid terrace property
- Part furnished
- Off road parking
- Viewing recommended

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this immaculately presented TWO DOUBLE BEDROOM mid garden terrace property situated in an excellent location for Urmston town centre and Trafford General Hospital. The well presented accommodation briefly comprises; entrance hall, living room, dining room and a modern fitted kitchen whilst to the first floor there are TWO DOUBLE BEDROOMS and a contemporary fitted three piece white bathroom. Externally there are gardens to both the front and rear, ample off road parking and an enclosed walled courtyard. This property is available on a part furnished basis and is available now. Contact VitalSpace Estate Agents to arrange an internal inspection.

MOORSIDE ROAD

DIRECTIONS

From our Flixton Road office, proceed along Flixton Road towards the junction with Station Road and Railway Road. Turn left onto Crofts Bank Road. Proceed through the first set of traffic lights and at the second set of lights take the slip road onto Moorside Road. Continue along Moorside Road until you approach a roundabout. Proceed across the roundabout (third exit) onto Moorside Road where the property can be found on your right hand side after a short distance clearly identified by our 'To Let' board.

GROUND FLOOR

ENTRANCE HALLWAY

Wooden part glazed entrance door. Solid Oak flooring. Staircase leading to the first floor. Door leading to living room and dining room. Original ceiling features and ceiling cornicing.

LIVING ROOM

11' 10" x 11' 3" (3.61m x 3.43m) A good sized living room with a double glazed window to the front elevation. Ceiling cornicing. Storage cupboard housing the electric meter.

DINING ROOM

14' 10" x 14' 6" (4.52m x 4.42m) A spacious dining room benefiting from solid oak flooring. uPVC double doors open into the rear courtyard. Access into a useful understairs storage cupboard. The dining room opens into the kitchen area.

KITCHEN

11' 1" x 7' 1" (3.38m x 2.16m) Newly fitted with a comprehensive range of high gloss wall and base units with stainless steel handles. Laminate wood effect rolled edge worksurfaces and limestone splash back tiling. Integrated 'Samsung' stainless steel oven and a stainless steel 'Samsung' four ring gas hob with an extractor hood above. Chrome power sockets. Single stainless steel sink unit with a mixer tap above. Space for appliances. Tiled floor. Built-in wine rack. Double glazed window to the side elevation.

FIRST FLOOR

LANDING

Spindle staircase. Access into all rooms on the first floor level. Loft access.

BEDROOM ONE

14' 2" x 12' 1" (4.32m x 3.68m) A large double bedroom benefiting from two double glazed windows to the front elevation. Original period cast iron fireplace. Radiator. Ample space for all required bedroom furniture.

BATHROOM

A newly fitted contemporary white three piece bathroom suite comprising; panelled bath with chrome taps and a thermostatic controlled shower above with a glass shower screen. Pedestal hand wash hand basin with mixer tap and mirror above. Low level W.C. with a push button flush. Tiled flooring. Part tiled walls. Wall mounted heated ladder style towel rail. Double glazed window to the side elevation.

BEDROOM TWO

14' 11" x 9' 6" (4.55m x 2.90m) Double second bedroom benefiting from a period style cast iron fireplace. Double glazed window to the rear elevation. Ample space for all required bedroom furniture.

OUTSIDE

COURTYARD

Access via a uPVC doors from the dining room into the rear courtyard. An enclosed paved courtyard provides ample space for a table and chairs in the summer months. A wooden gate offers access into the rear parking area and the gravelled garden beyond.

GARDEN

To the rear of the property, a paved area provides off road parking for two vehicles and is accessed via a wooden gate into the garden area beyond. The garden itself is enclosed and fenced to all sides and offers a low maintenance gravelled garden.

NOTE

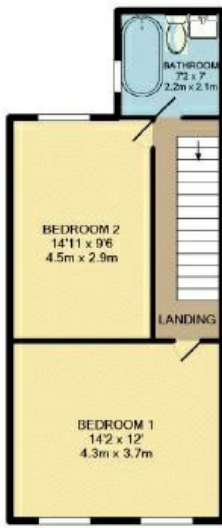
NO PETS NO SMOKING NO DSS PART FURNISHED

Terms and Conditions

Whilst VitalSpace Sales Limited has taken every care to ensure the details are as accurate as possible you should take care to check any point that is of particular interest or concern. The measurements and dimensions are for guidance only and must be verified before ordering carpets or furniture. VitalSpace Sales Limited has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. The buyer is advised to seek verification from qualified persons that these are operational.

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TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.0 SQ.M.)

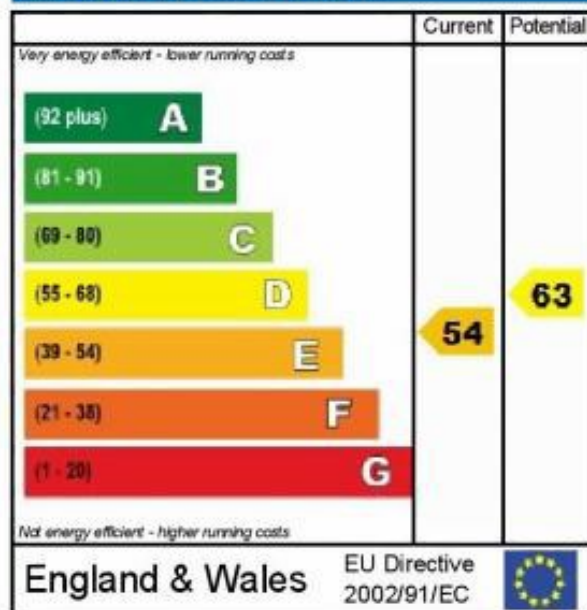
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Mapsoft (2011)

Moorside Road
Urmston
MANCHESTER
M41 5SJ

Dwelling type: Mid-terrace house
Date of assessment: 9 December 2009
Date of certificate: 09-Dec-2009
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

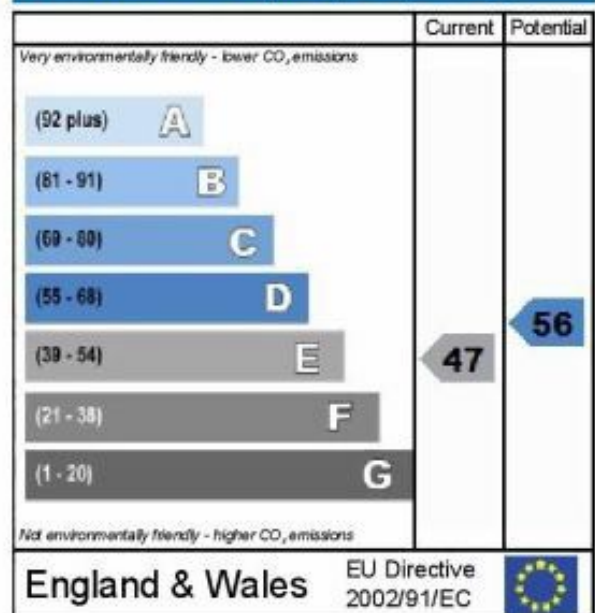
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	383 kWh/m ² per year	309 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.0 tonnes per year
Lighting	£62 per year	£ 38 per year
Heating	£727 per year	£ 615 per year
Hot water	£111 per year	£ 90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

