

RIXTONLEYS DRIVE
IRLAM

£925

- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- EPC GRADE:- C

VITALSPACE
INDEPENDENT ESTATE AGENTS







Rixtonleys Drive, Irlam, M44 6RP

PROPERTY DETAILS

AVAILABLE NOW - VITALSPACE ESTATE AGENTS are pleased to present this immaculate TWO BEDROOM top floor apartment, situated on the highly sought-after Rixtonleys Drive in Irlam. Presented in excellent, move-in condition, this modern property offers spacious, contemporary accommodation, making it an ideal choice for professionals, or those seeking convenient single-level living. Available now on an unfurnished basis, the accommodation briefly comprises a welcoming entrance hallway with useful built-in storage cupboards, leading into a bright and spacious open-plan living and dining area. The modern fitted kitchen features contemporary cabinetry and an integrated oven and hob, providing a stylish and practical space for everyday living. There are also two well proportioned bedrooms, both offering a neutral and airy feel, alongside a modern three-piece bathroom suite finished to a high standard. The property further benefits from uPVC double glazing, electric Economy 7 heating and allocated parking for one vehicle within the communal car park. Ideally positioned for commuters, the apartment is within easy reach of Irlam Train Station, offering convenient connections to Manchester and Liverpool. A range of local amenities are also nearby, including Tesco Superstore, independent shops and Irlam & Cadishead Leisure Centre. For those who enjoy the outdoors, Princes Park and scenic riverside walks are close at hand. Combining modern interiors, practical living space and an excellent location close to transport links and everyday amenities, this attractive apartment presents a fantastic opportunity for a range tenants. Contact VitalSpace Estate Agents for further information.

NOTE

This property is available Now on an unfurnished basis. 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:- C
Council Tax Band - B
Tenure – Leasehold















