



Winscar Avenue, Clayton Heights, £995 Per Month

**** THREE STOREY THREE BEDROOM IMMACULATE END TOWN HOUSE WITH GARAGE AND GARDEN****

*****DECORATED AND NEW FLOORING THROUGHOUT *****

Located in a quiet cul-de-sac on the EVER POPULAR WESTWOOD PARK DEVELOPMENT is this FAMILY SIZED modern town house with ACCOMMODATION OVER THREE FLOORS incorporating EN-SUITE FACILITIES, off-road PARKING and GARAGE.

The property offers EXCELLENT THREE BEDROOM accommodation and benefits from GCH, DG and having a CORNER PLOT garden to the rear. Briefly comprises; Entrance hall, utility room ,double bedroom and shower room . To the first floor spacious lounge and separate kitchen .Third floor ,2 further double bedrooms master with en suite and a house bathroom .

Externally there is a garden and drive leading to a garage .

GARDEN MAINTENANCE INCLUDED IN THE RENT .

Council Tax Band C .

****VIEW IMMEDIATELY ****

SORRY NO PETS or SMOKERS



Deposit

A deposit equivalent to 5 WEEKS rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

