



**44 VALE AVENUE
MANCHESTER, M41 6PQ**

£1,500 PER MONTH

Nestled in the charming Vale Avenue of Urmston, Manchester, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and modern home. Recently renovated, the property boasts a spacious living area that is enhanced by elegant bay windows, allowing natural light to flood the room and create a warm and inviting atmosphere.

With three well-proportioned bedrooms, this home is perfect for families or those looking for extra space. The layout is thoughtfully designed, providing ample room for relaxation and entertaining. The property features two reception rooms, offering versatility for various uses, whether it be a cosy family lounge or a formal dining area.

The bathroom is well-appointed, ensuring convenience for daily routines. Outside, the large garden is a standout feature, providing a wonderful space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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