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PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Torbay Road
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M41 9LJ

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**30 Torbay Road
Urmston
Manchester
M41 9LJ**

£1,500



AVAILABLE NOW Situated in a most convenient location within an easy reach of the facilities available within Urmston town centre. A spacious three bedroom semi detached property. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Two separate reception rooms plus kitchen with built-in oven and hob. Bathroom/WC with shower. Good sized garden areas to the front and rear. Off-road parking facility. Close to Urmston Meadows. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available.



TO THE GROUND FLOOR

Entrance Porch

With a double glazed entrance door and side panels. Door to:

Entrance Hall

With a radiator with decorative cover and stairs leading off to the first floor rooms. Under stairs storage area off where the combination gas central heating boiler is located.

Lounge

With a radiator and a door glazed bay window to the front. Fireplace.

Dining Room

With a radiator and double glazed double doors and side panels out to the rear garden. Radiator and double glazed window to the side.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working services to incorporate an oven, hob and extractor. Integrated dishwasher and plumbing for an automatic washing machine. Tiled areas, breakfast bar facility and double glazed exit door with windows either side.

TO THE FIRST FLOOR

Landing

With the feature window to the side with leaded lights and stained glass inserts.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Wardrobe with mirror fronted sliding doors.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the front.

Bathroom

With a white suite comprising panelled bath, wash hand basin with storage below and a low level WC. Double glazed window to the rear, chrome ladder radiator and tiled areas. Over the bath shower with an anti-splash screen fitted.

Outside

The property enjoys easily managed garden areas to the front and rear, the rear being fully enclosed and being of generous proportions. There's an off-road parking facility.

Additional Information

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 months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£45,000)

