

Flixton Road
Manchester
M41 5GS

PAUL BIRTLES

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Apartment 8 Brentwood
House Flixton Road
Urmston
Manchester
M41 5GS



Entrance Hall

With laminate flooring, a feature entrance door and a storage facility off. Radiator.

Lounge

With a radiator, double glazed window and laminate flooring.

Kitchen

With a one and a half bowl single drainer sink unit and an excellent range of wall and base units incorporating an oven, hob and extractor. Matching cupboard to house the combination gas central heating boiler. Integrated fridge and freezer, washing machine and microwave. Tiled floor.

Separate WC

With a low level WC, radiator and a double glazed window. Spotlighting. Tiled floor.

Bathroom

With a white suite comprising of bath and wash hand basin. Over the shower bath with an anti splash screen. Chrome heated towel rail. Extractor fan and spotlighting. Tiled floor.

Bedroom (1)

With a radiator, double glazed window and laminate flooring.

Bedroom (2)

With a radiator, double glazed window and laminate flooring.

Outside

Brentwood House is located within communal grounds that incorporates a space for parking.

Additional Information

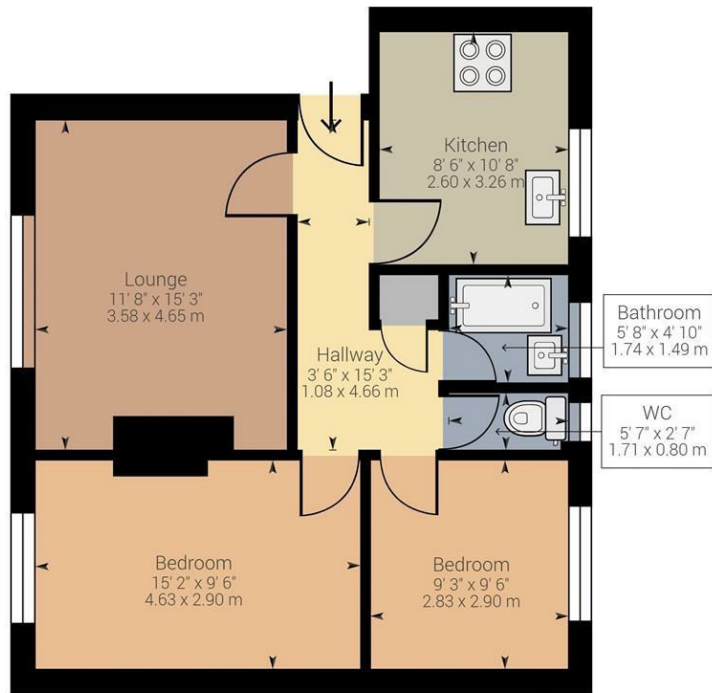
The tenure of the property is LEASEHOLD for the residue of 150 years from 01/01/2006.

A service charge is payable of £1800 per annum. Payable in two installments of £900 in January and June.

£189,950

NO ONGOING VENDOR CHAIN A two bedroom first floor flat. Excellent standard of presentation. Gas central heating system-combination boiler. Double glazed windows. Good sized living room, fully fitted kitchen, well appointed bathroom and separate WC. Communal grounds with a parking space. Occupying a most convenient location close to Flixton Station, Flixton Park etc. Must be viewed to be appreciated. Leasehold for the residue of 150 years from 01/01/2006.

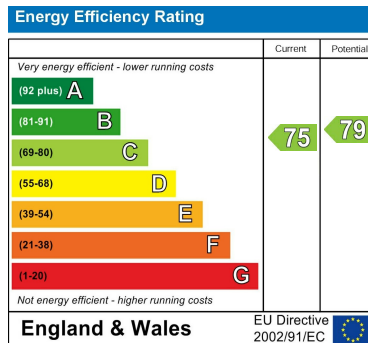




Approximate net internal area: 630.19 ft² / 58.55 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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DIRECTIONS

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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