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PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Roseneath Road
Urmston
M41 5AY

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**65 Roseneath
Road
Urmston
M41 5AY**

£1,150 Per Month



AVAILABLE NOW A spacious two bedroom flat with accommodation arranged over three floors. Forming part of a recent conversion of a substantial period semi-detached property into three units.

First time on the rental market following a comprehensive refurbishment schedule. Gas central heating system and double glazing. Entrance door with ground floor hallway. Lounge plus kitchen/diner. Well appointed shower room/WC. Situated in the most convenient location adjacent to the facilities available in Urmston town centre. Well presented right through.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, a feature entrance door and stairs leading off to the first floor.

TO THE FIRST FLOOR

Landing

With a radiator. Access to :

Lounge

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

Kitchen/Diner

With a single drainer sink unit with mixer tap and excellent range of base wall cupboard units and working surfaces incorporating oven, hob and extractor. There are double glazed windows to two elevations, a radiator and tiled areas. Space for appliances. Door to:

Shower Room/WC

With a walk-in shower, pedestal wash handbasin and low level WC. Tiled decor, chrome ladder radiator and an extractor fan.

Bedroom (2)

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

STAIRS LEAD FROM FIRST FLOOR LANDING TO:

Second Floor Landing

With a Velux window to:

Master Bedroom

With two radiators, a double glazed window to the front and a Velux window to provide additional natural light.

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 month's rent will be payable prior to the tenancy start date.

No Smokers.

No Pets.

Tenant(s) income no less than monthly rent x 30 (£34,500)

