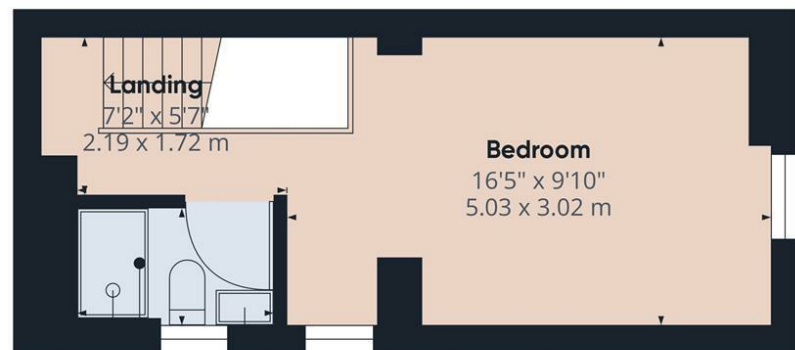




Ground Floor



Floor 1

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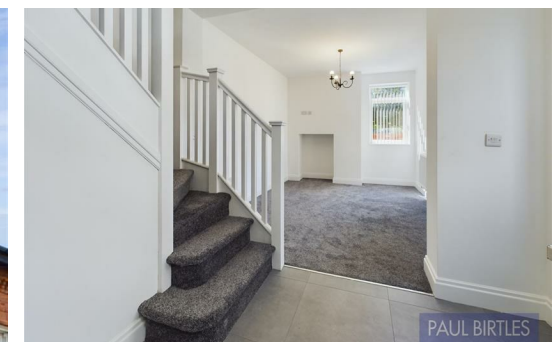
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Approximate total area<sup>(1)</sup>  
436.8 ft<sup>2</sup>  
40.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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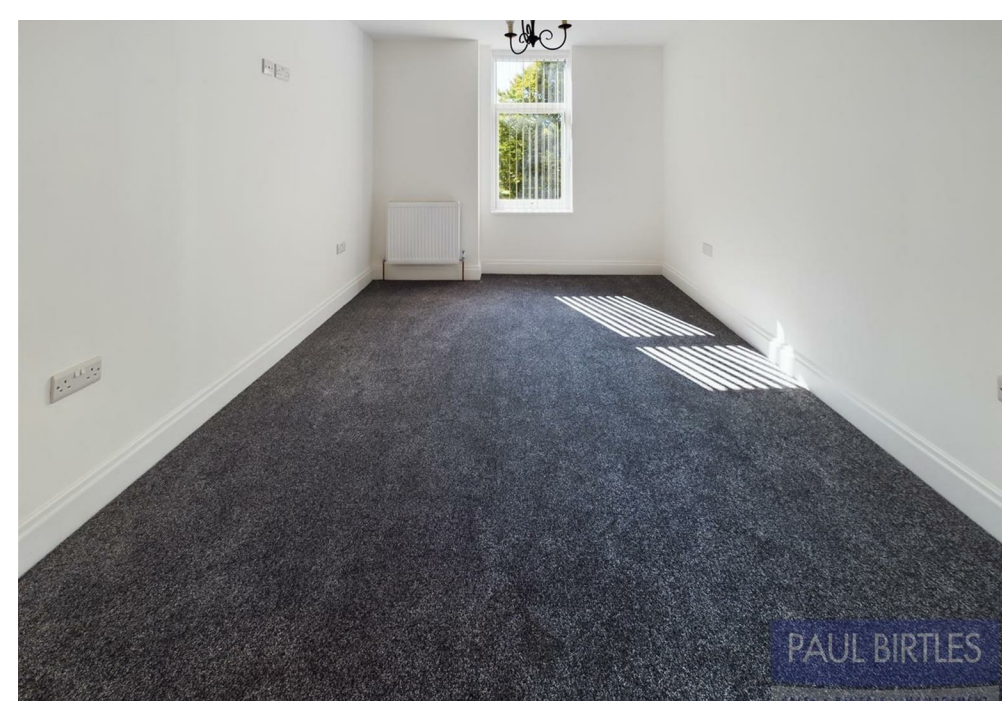
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M41 5AY

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**65B Roseneath  
Road  
Urmston  
M41 5AY**

£1,150



**\*AVAILABLE NOW\*** A spacious one double bedroom flat with accommodation arranged over two 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. Own entrance door. Open plan living area/kitchen with built-in oven and hob. Well appointed shower room/WC. Situated in a most convenient location adjacent to the facilities available in Urmston town centre. Well presented right through.

**Kitchen**

With a single drainer sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating oven, hob and extractor. Double glazed window, tiled areas and an extractor fan. Stairs off to the first floor rooms and opening to :

**Lounge**

With a radiator and double glazed windows to two elevations. Stairs to:

**Double Bedroom**

With a radiator and double glazed windows to two elevations.

**Shower Room**

With a walk-in shower, pedestal wash hand basin and low level WC. Tiled areas, extractor fan and a chrome ladder radiator. Double glazed window.

**Outside**

The flat has the benefit of a parking space to the rear of the building with rear access.

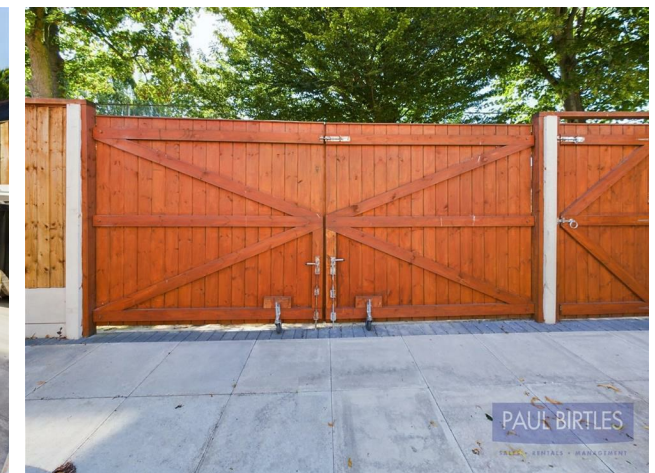
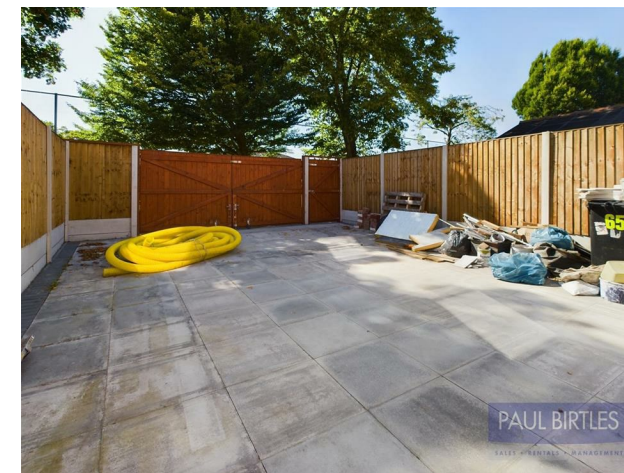
**Additional Information**

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)



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

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