



### Contact

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**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Victoria Road  
Manchester  
M41 5BY

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**50 Victoria Road  
Urmston  
Manchester  
M41 5BY**

£1,400 Per Month



**\*AVAILABLE 11/10/2024\*** A superbly presented three double bedroom semi-detached property, situated in a most convenient location within walking distance of all the amenities and transport links available within Urmston Town Centre. Open plan contemporary living to the ground floor. Gas central heating system-combination boiler. Off road parking to the front. Enclosed rear garden. Unfurnished. Must be viewed to be appreciated.

**TO THE GROUND FLOOR**

**Entrance Hall**

With stairs off to the first floor rooms. Useful understairs storage. Radiator.

**Dining Room**

With a double glazed window to the front. Radiator. Meter cupboard. Feature recess inset within the chimney breast with surround and tiled inserts. Open to:

**Living Area**

With a double glazed window to the rear. Open to:

**Kitchen**

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl single drainer sink unit. Radiator. Double glazed window to the rear and double glazed exit door to outside. Gas hob and built in oven with extractor canopy. Spotlighting. Tiled splashbacks. Integrated fridge/freezer. Space for washing machine and dishwasher.

**TO THE FIRST FLOOR**

**Landing**

With a loft access point.

**Bedroom (1)**

With a double glazed window to the rear. Radiator.

**Bedroom (2)**

With a double glazed window to the front. Radiator.

**Bedroom (3)**

With a double glazed window to the front. Radiator.

**Bathroom**

With a white suite comprising panelled bath, wash hand basin with storage below and low level WC. Shower installed over the bath with an anti splash screen fitted. Tiled areas. Double glazed window to the rear. Extractor fan.

**Outside**

To the front is an off road parking facility. To the rear is an enclosed rear garden.

**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 (£42,000)

