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PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Tintern Avenue
Flixton
M41 6FJ

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**9 Tintern
Avenue
Flixton
M41 6FJ**

£1,250 Per Month



AVAILABLE FROM 15th April 2025 Occupying a cul-de-sac location in a popular and highly regarded area that's within easy reach of local amenities. An inter-war built semi detached property with two bedrooms plus a nursery/study. Gas central heating system- combination boiler. Through lounge/dining room plus kitchen. Bathroom/WC. Pleasant, lawned gardens to the front and rear. Off-road parking facilities. Unfurnished.

TO THE GROUND FLOOR

Entrance Hall

with a radiator and a window to the side. Stairs lead off to the first floor rooms.

Through Lounge/Dining Room

With a radiator and a window to the front. A log burner is inset with the chimney breast. Door to outside with windows adjacent. Beamed effect to ceiling.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Window to the rear. Fridge in situ (Not maintained by landlord). Understairs area off where the central heating boiler is located.

TO THE FIRST FLOOR

Landing

with a window to the side.

Bedroom (1)

with a radiator and a window to the front.

Bedroom (2)

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

Nursery/Study

with a radiator and a window to the front.

Bathroom

with a three-piece white suite comprising panelled bath,

pedestal wash basin and low level WC. There are two windows to the rear, a radiator and tiled areas.

Outside

The property enjoys pleasant, mainly lawned gardens to the front and rear. A driveway provides an off-road parking facility.

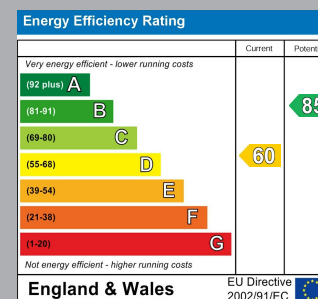
Additional Information

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 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 (£37,500)



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