











Contact

3 Flixton Roa Urmston Trafford M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk





Moss Vale Road Urmston M41 9BN



Flat 2, 51 Moss Vale Road **Urmston** M41 9BN

£645 PCM









AVAILABLE NOW A ground floor studio flat. Situated in a most convenient location within easy reach of the facilities available within Urmston Town Centre. Bed/sitting room/kitchen and shower room/WC. Gas central heating system and double glazing. Located within an attractive period style property. Rent inclusive of bills.



With a radiator and a wall mounted electric heater. Range of cupboard units and working surfaces incorporating a circular sink with mixer tap and an oven, hob and extractor. Freestanding fridge/freezer. There are two double glazed windows to the front. Access to:

Shower Room/WC

With a shower compartment with a fitted 'Triton' shower, a wash hand basin and low level WC. Radiator, tiled areas and mirror fitment.

Additional Information

Rent will be payable monthly, in advance.

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 (£19,350)







