



## Contact

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



# PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Flixton Road  
Urmston  
M41 6QY

# PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Flat 3,  
410 Flixton  
Road  
Urmston  
Manchester  
M41 6QY

£645 PCM



\*AVAILABLE 12/05/2025\* A ground floor studio flat in a converted development. Great location within walking distance of Flixton Train station.. Electric heating and double glazing. Over 25 years age group only. Strictly no pets. Must be viewed to be appreciated.

Communal Entrance Door

With access to the communal hallway via an intercom phone system

No Smokers

No Pets

Open Plan Living Room/Kitchen

14'3" x 10'2"

With laminate flooring, electric heater. range of modern fitted wall and base units including an electric oven, hob, fridge, freezer and washing machine is situated but is not maintained by the Landlord and will be the tenants responsibility.

Over 25 age group only

Tenant(s) income no less than monthly rent x 30 (19,350)

Photos used for marketing are from prior to the most recent tenancy.

Store room

7'0" x 3'0"

With a washer dryer

Shower room/WC

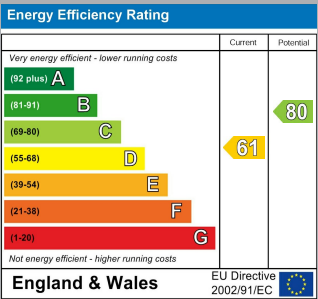
6'5" x 4'6"

With a modern white suite comprising shower cubicle with shower, wash hand basin and low level WC.

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 five weeks rent will be payable prior to the tenancy start date.



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT