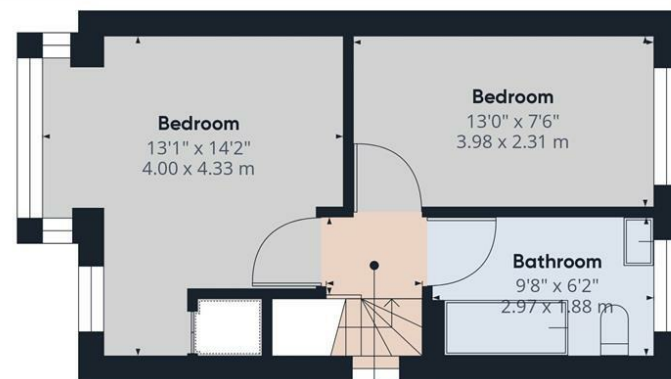


Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
670.86 ft<sup>2</sup>  
62.32 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.

GIRAFFE360



## Contact

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Trevor Road  
Manchester  
M41 5GT

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1A Trevor Road  
Flixton  
Manchester  
M41 5GT

£1,350 PCM



2



1



2



C

**\*AVAILABLE NOW\*** A two double bedroom detached property. Gas central heating system-combination boiler. Double glazed windows. Entrance hall, lounge and kitchen/diner. Well appointed bathroom with shower. Off road parking to the front. Enclosed garden to the rear. Large storage facility in the back garden. Occupying a popular and highly regarded location. Conveniently situated for local amenities. Easy access to Urmston Town Centre and Flixton Station. Unfurnished. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Hall

With a radiator and stairs leading off to the first floor rooms. Wood flooring.

Lounge

With a radiator and a double glazed window to the front. Wood flooring. Understairs storage off.

Kitchen/Diner

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces with a 5 ring gas cooker fitted. Wall mounted combination gas central heating boiler. Plumbing for a washer. Double glazed window to the rear and exit door.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side.

Bedroom (1)

With a radiator and two double glazed windows to the front. Useful wardrobe/storage area. Laminate flooring.

Bedroom (2)

With a radiator and a double glazed window to the rear. Laminate flooring.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Double glazed window to the rear. Radiator.

Outside

To the front of the property is a block paved forecourt that provides an off road parking facility for vehicles. To the rear is an enclosed garden with a large CONCRETE SECTIONAL storage facility that has power and light laid on.

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 months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£40,500)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A		69	
(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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