

## Contact

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**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

1001 Chester Road  
Stretford  
M32 0TA

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Apt 12 1001  
Chester Road  
Stretford  
Manchester  
M32 0TA

£925 PCM



**\*AVAILABLE NOW\*** A spacious two bedroom top floor flat. Great location with an outlook over the Bridgwater canal and with access to the towpath. Conveniently situated for Stretford Metrolink station. Good connections to Manchester city Centre, the motorway network etc. Fitted kitchen with appliances. Great sized lounge/dining room. Well appointed shower room/WC. Dedicated parking space plus visitors spaces requiring a permit. Set within communal grounds. Electric heating system and double glazing. Door entry system for added security. Virtual Tour Available.

Entrance Hall

With wood effect flooring and a wall mounted electric heater. Linen cupboard off.

Bedroom (1)

With a double glazed sliding door and Juliette balcony. Range of fitted wardrobe/storage space, double glazed window and electric heater. There’s a substantial walk-in wardrobe/storage area off.

Bedroom (2)

With a double glazed window.

Shower Room/WC

With a walk-in shower compartment, a pedestal wash hand basin and a low-level WC. Tiled areas, extractor fan and a chrome ladder radiator.

Lounge/Dining Room

With a double glazed sliding door with Juliette balcony, two double glazed windows and an electric wall heater. Door to:

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are two double glazed windows, tiled areas and a plumbed in washing machine and fridge/freezer.

Outside

The development is set within communal grounds that

incorporate parking areas for residents and visitors. Apartment 12 has the benefit of one dedicated space with visitors’ spaces immediately adjacent.

Additional Information

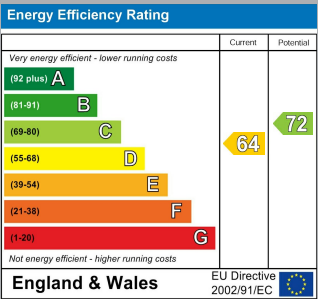
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£27,750)



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