



**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Approximate total area<sup>(1)</sup>  
577.48 ft<sup>2</sup>  
53.65 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Contact

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**Springfield**  
Urmston  
M41 9SF

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4 Springfield  
Urmston  
M41 9SF

£1,150 Per Calendar Month



**\*AVAILABLE NOW\*** A superbly presented two double bedroom semi-detached property. Spacious lounge. Kitchen/diner with appliances. Two double bedrooms. Well appointed bathroom. Delightful enclosed rear garden. Off road parking with two allocated spaces. Occupying a sought after and convenient location within walking distance of Urmston Train Station and all available town centre facilities. Must be viewed to be appreciated. Available on a part-furnished basis. Virtual Tour Available. EPC Rating: C

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door with adjacent double glazed window to the front. Tiled floor. Stairs off to first floor rooms. Radiator.

Lounge

With double glazed patio doors out to rear patio and garden beyond. Radiator. Wood laminate flooring. Useful downstairs storage off. Door to:

Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer ceramic sink unit with mixer tap. Double glazed window to the rear. Tiled flooring and splashbacks. Radiator. Hotpoint washing machine. Indesit oven/grill combined. Induction hob with extractor canopy. Cupboard off housing the 'Vaillant' combination gas central boiler. Integrated fridge freezer.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a double glazed window to the rear. Radiator. Loft access point. Linen/airing cupboard off. Wall mounted TV.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear. Extractor fan. Contemporary tiling. Radiator.

Outside

To the front of the property are off road parking facilities with two car parking spaces. To the rear is a good sized enclosed garden with paved patio and lawned areas with well stocked borders.

Additional Information

The property is available on a part-furnished basis. All furniture displayed in the marketing images to remain.

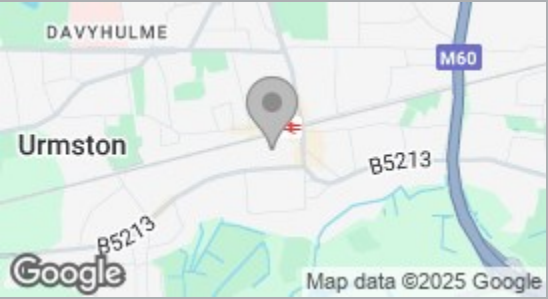
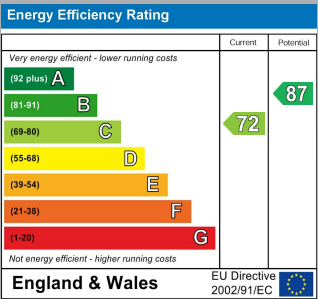
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£34,500)



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