

PAUL BIRTLES

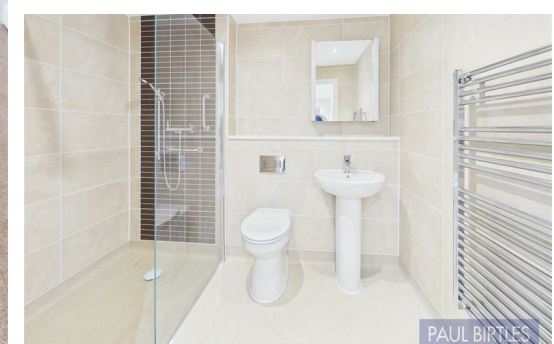
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
748 ft²
69.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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SALES • RENTALS • MANAGEMENT

Adlington House, Moorside Road
Urmston
M41 5TS

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Apt 41 Adlington House,
Moorside Road
185 Moorside Road
Urmston
M41 5TS

£1,500 Per Calendar Month

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AVAILABLE NOW A two double bedroom first floor retirement apartment, specifically for persons aged 60 and above. Electric heating system and double glazing. Spacious lounge/dining room with double doors to a balcony. Fitted kitchen with appliances. Well appointed shower room/WC. Large storage cupboard with plumbing provided for an automatic washing machine. Large, additional storage cupboard. Excellent standard of presentation. Access by stairs and/or lifts to all floors. A quality development set within beautiful, well tended communal grounds. Many on-site facilities including table service restaurant, activity room, lounge, guest suite etc. EPC rating “B”. On-site support and security systems. Conveniently situated within easy reach of local amenities. Across Moorside Road from Trafford General Hospital. Must be viewed to be appreciated.

Entrance Hall

With a really substantial, walk-in cloaks/storage area off. There is also a further walk-in storage facility with plumbing provided for an automatic washing machine.

Lounge/Dining Room

With a feature fireplace and double glazed double doors to a balcony. Electric heater. Door to :

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, microwave, hob and extractor fan. Integrated fridge and freezer in addition to a dishwasher. Double glazed window.

Bedroom (1)

With an electric heater, a double glazed window and a fitted wardrobe/storage cupboard.

Bedroom (2)

With an electric wall heater and a double glazed window.

Shower Room/WC

With a walk-in shower area, pedestal wash handbasin and low level WC. Tiled decor, chrome ladder radiator, extractor fan and mirror fronted medicine cabinet.

Outside

The development stands within well tended, communal

grounds that incorporate parking areas for residents and visitors.

Additional Information

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

A Security deposit equivalent to one month's rent will be payable prior to the tenancy start date.

No Smokers, no pets



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	84	84
EU Directive 2002/91/EC		

A map showing the location of the property at 185 Moorside Road, Urmston. The map highlights the property's proximity to Moorside Rd, Daythulme Rd, and Crofts Bank. It also shows nearby landmarks like Abbotsfield Park and the M6 motorway.

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