

Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Flixton Road
Urmston
M41 5ND

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Apartment 18
Eden Square 12
Flixton Road
Urmston
M41 5ND

£900 PCM



AVAILABLE NOW A one double bedroom first floor apartment with a west facing balcony overlooking Eden Square. Open plan kitchen/living/dining space. Well appointed refitted shower room. Electric heating system. Situated adjacent to the many, varied facilities available within Urmston Town Centre. Lift access to all floors. Close to Urmston Train Station that provides easy access to Manchester City Centre. Parking facility available. Virtual Tour Available.

Entrance Hall

With electric radiator. Laminate flooring. Useful storage cupboard/utility off with plumbing for a washer.

No Pets

Tenant(s) income no less than monthly rent x 30 (£27,000)

One car parking space

Double Bedroom

With a double glazed picture window to the front elevation. Electric radiator. New carpet (March 2025).

Shower Room

A newly refitted shower room with large walk-in shower enclosure with rainfall mixer tap. Anti splash screen fitted. Low-level WC. Wall hung wash hand basin. Electric contemporary ladder radiator.

Open Plan Kitchen/Living/Dining Space

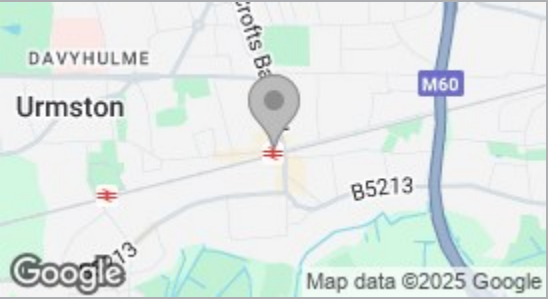
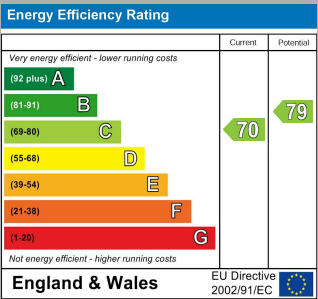
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Bosch induction Bosch induction hob and oven with extractor above. Space for Washing machine and Fridge Freezer (tenant to provide) Laminate flooring. Electric radiator. Sliding patio doors open to:

Balcony

West-facing balcony providing excellent outside space with a view over Eden Square.

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 months rent will be payable prior to the tenancy start date.
No Smokers



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