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**Manor Park, Manor Avenue**  
**Urmston**  
**M41 9HH**



45 Manor Park,  
Urmston, M41  
9HH

£900 Per Month



\*AVAILABLE 18/10/25\* A one bedroom second floor flat. Situated in a most convenient location within easy walking distance of the facilities available within Urmston town centre. Excellent standard of presentation. Fitted kitchen with built-in oven and hob. Well appointed bathroom with shower. Electric heating system. Having the benefit of a private balcony with access directly off the lounge. A popular development set within well tended communal grounds that incorporate parking areas for residents. Must be viewed to be appreciated. Over 25 age group only.

Entrance Hall

With an electric wall mounted radiator, and a useful storage space off.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas, extractor fan and a chrome ladder radiator. A 'Mira' shower is installed over the bath and an anti-splash screen is fitted.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, double glazed window and space for appliances.

Double Bedroom

With a double glazed window and an electric, wall mounted radiator. Built-in wardrobe/storage space.

Lounge

With a double glazed window and two wall mounted electric heaters. Double glazed door to a balcony providing useful outside space.

Outside

The development stands within communal grounds and there are parking areas for residents adjacent.

Additional Information

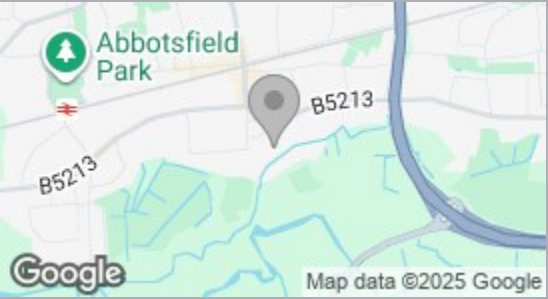
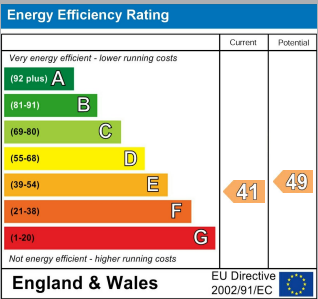
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No Smokers

No Pets.

Tenants at this development need to be aged 25 or over.

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



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