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PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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M41 6QY

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Flat 1,
410 Flixton
Road
Urmston
M41 6QY

£795 PCM



AVAILABLE 8TH NOVEMBER 2025. A spacious one bed first floor flat in a converted building. Great location within walking distance of Flixton Train Station. Well maintained throughout. Gas central heating and double glazed. NOT FURNISHED. NO PETS. NO SMOKERS. OVER 25 YEARS AGE GROUP ONLY.

Communal Entrance Hall

With Intercom access. Stairs to the first floor.

Private Entrance Hallway

Leading off to all rooms.

OPEN PLAN LIVING ROOM/KITCHEN

13'10" x 12'10"

With an excellent range of fitted wall and base units incorporating a gas hob, electric oven and stainless steel extractor fan. Sink unit and base. There is a fridge freezer and washing machine which tenants should be aware will not be maintained, repaired or replaced by the landlords. Wall mounted gas central heating boiler. Laminate flooring. Two double glazed windows to the front elevation.

Store Cupboard

Providing a useful storage area.

Bedroom

9'8" x 9'6"

With a central heating radiator and built in robe. Carpet. Double glazed window to the rear elevation.

Bathroom

7'10" x 5'6"

With a modern white suite comprising of a panelled bath with shower over and wash hand basin. Part tiled walls. Store cupboard and double glazed window to the rear elevation.

Separate Toilet

With a low level WC, radiator and double glazed window to the rear elevation.

Outside

There is on street parking at the front of the building.

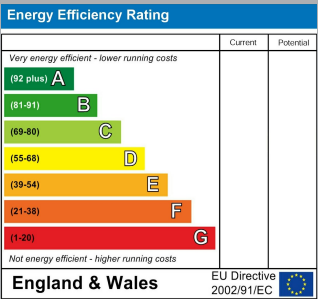
Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of 5 weeks rent will be payable prior to the tenancy start date.

No Smokers

No pets

Tenant income no less than monthly rent x 30 (£23,850)



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