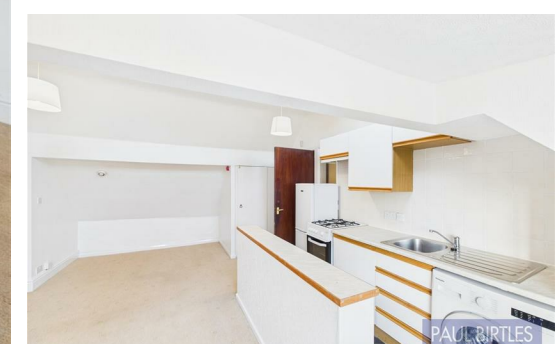
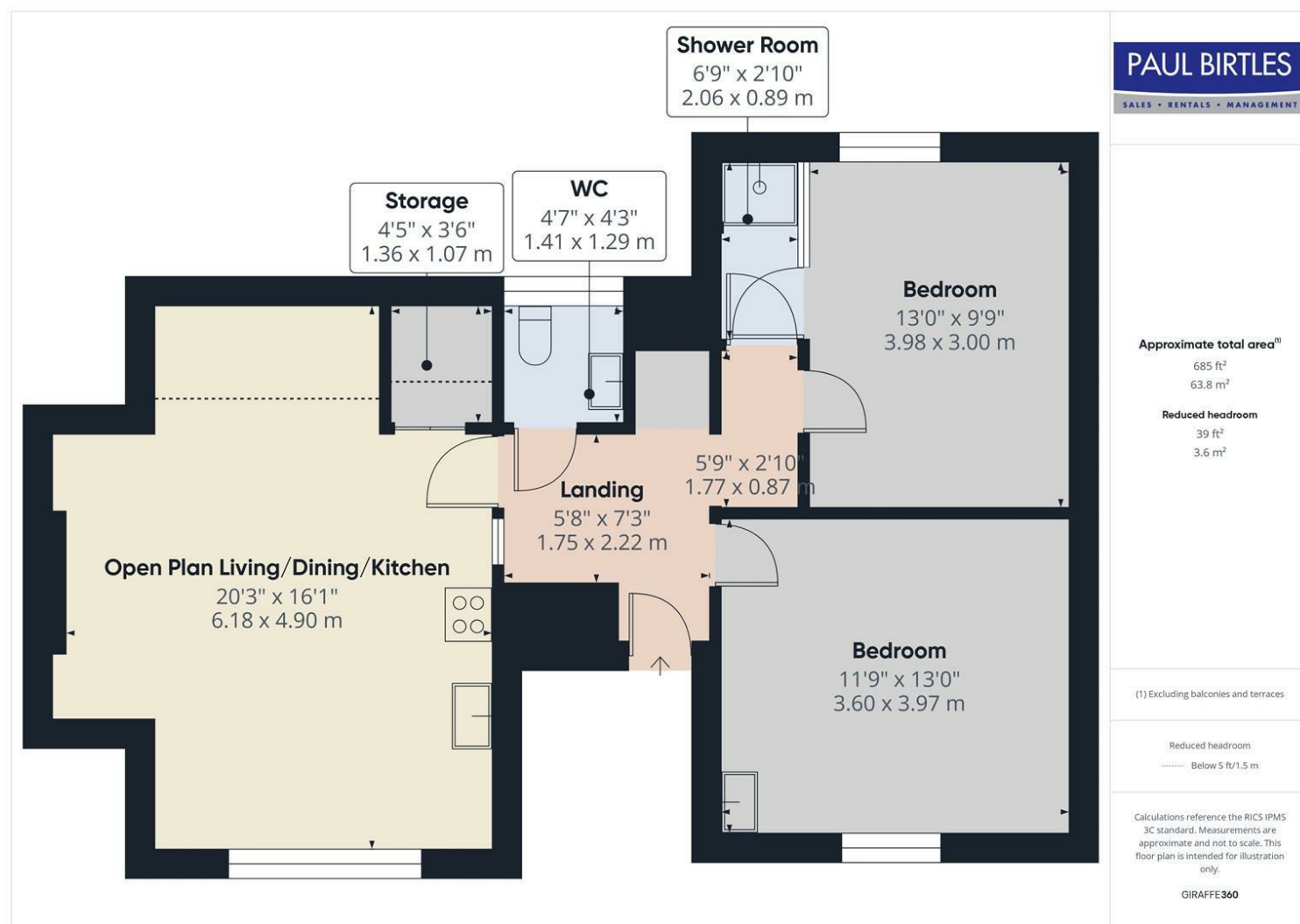




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Flat 2, 71
Queens Road
Urmston
M41 9HF

£895 Per Calendar Month



AVAILABLE 03/12/25 A spacious two bedroom top floor flat. Gas central heating system and double glazing. Open plan living/dining/kitchen space. Occupying a great location within easy walking distance of the facilities and amenities available within Urmston town centre. Positioned within an impressive detached property. Communal grounds with parking areas. Unfurnished. No pets. Virtual Tour Available. Approx 685 sq ft. Must be viewed to be appreciated.

Entrance Hall

To:

Open Plan Living/Dining/Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Freestanding cooker. Worcester combination gas central heating boiler. Radiator. Double glazed window to the rear and two roof windows ensuring this room is flooded with natural light. Storage off.

Separate WC

With a low level WC and pedestal wash hand basin. Tiled areas. Double glazed window. Radiator.

Bedroom (1)

With a double glazed window. Radiator. Range of fitted wardrobes. Door off to:

Shower Room

With a walk-in shower enclosure. Tiled areas. Extractor fan. Accessed from hallway also.

Bedroom (2)

With a double glazed window. Radiator. Fitted wardrobes. Working surface with wash hand basin and storage.

Outside

Residents parking area to the rear.

Additional Information

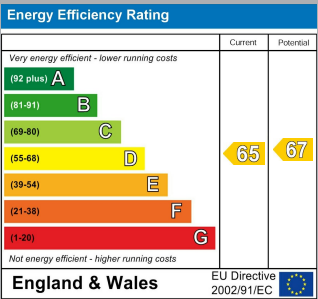
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£26,850)



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