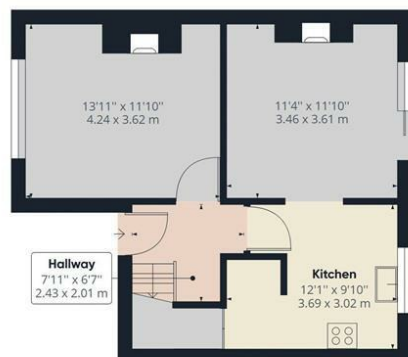




Ground Floor



Floor 1

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
916.38 ft²
85.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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PAUL BIRTLES

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Park Road South
Urmston
M41 5AR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

15 Park Road
South
Urmston
Manchester
M41 5AR

£1,495 PCM



AVAILABLE NOW. A spacious three bedroom semi detached property in the heart of Urmston town centre. Three good sized bedrooms. Well appointed bathroom with a separate toilet. Excellent off road parking facilities and a rear garden. Unfurnished and managed by the agent. No pets. No smokers.

TO THE GROUND FLOOR

Entrance Hall

With a UPVC entrance door, radiator and laminate flooring. Stairs off to the first floor rooms.

Living Room

With a double glazed window to the front elevation and a feature fireplace.

Dining Room

With a radiator and laminate flooring. Sliding patio doors opening on to rear garden.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob and built in oven with overhead extractor fan. Tiled floor. Space for a fridge / freezer. Space and plumbing for a dishwasher / washing machine. Tiled floor. Spotlighting. Double glazed window to the rear elevation. Storage cupboard which houses the gas central heating system combination boiler.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Carpeted.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Carpeted.

Bedroom (3)

With a double glazed window to the rear elevation. Radiator. Carpeted. Loft hatch access point.

Separate WC

With a double glazed window to the front elevation. Low level WC. Laminate flooring.

Bathroom

With tiled floors and part tiled walls. A panelled bath containing an overhead shower with mixer tap. Wash hand basin. Extractor fan. Double glazed window to the side elevation.

Outside

To the front are excellent off road parking facilities on a gravel driveway.

To the rear is an enclosed rear garden with lawned and decking areas. Storage shed.

Additional Information

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

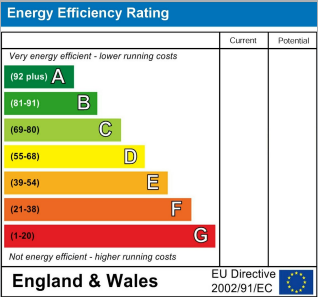
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

All applications subject to referencing.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£44,850)



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