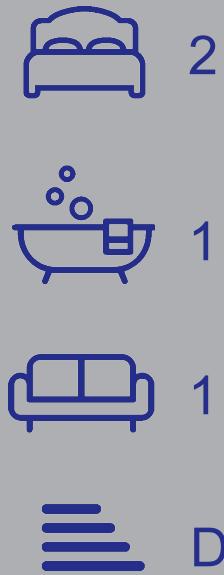




**Derby Road**  
Urmston  
M41 0UF

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**Flat 1, Hazelwood Court**  
**Derby Road**  
**Urmston**  
**M41 0UF**



**£1,100 Per Calendar Month**

\*AVAILABLE 1ST MARCH \* A two bedroom ground floor flat with the benefit of an adjacent garage. Occupying a most convenient location just a short stroll from the facilities available within Urmston town centre. Electric heating system and double glazing. Fitted kitchen with appliances. Well appointed shower room/WC. Access door without going through the communal entrance hall. Fitted wardrobes to main bedroom. Unfurnished. Must be viewed to be appreciated. No pets.

### **Entrance Hall**

With a feature entrance door. Laminate flooring and meter cupboard.

### **Bedroom (1)**

With an electric heater and a double glazed window. Range of fitted wardrobes and storage space.

### **Bedroom (2)**

With an electric heater and a double glazed window.

### **Shower Room**

With a shower area with a rail and curtain fitted, wash hand basin and low level WC. Double glazed window, Dimplex electric heater and tiled decor. Extractor fan. Useful linen/storage cupboard off.

### **Lounge/Dining Room**

With an electric heater, laminate flooring and a double glazed window with a double glazed exit door adjacent.

### **Kitchen**

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven hob and extractor. Washing machine, fridge and freezer. Tiled areas, extractor fan and double glazed window. Breakfast bar facility.

### **Outside**

The development stands within communal grounds that incorporate parking areas and there's a garage in an adjacent block.

### **Additional Information**

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

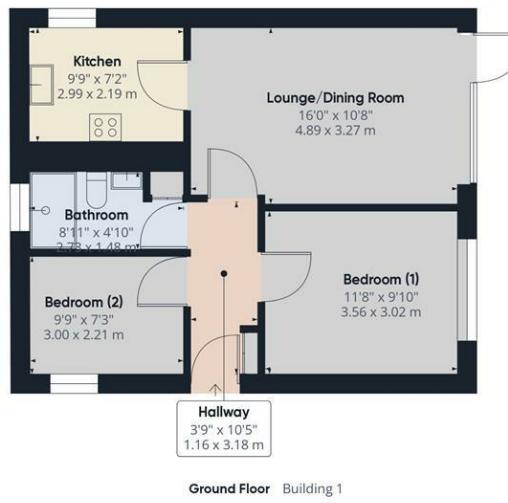
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No smokers

Strictly no pets allowed at this development.

Tenant (s) income no less than monthly rent x 30 (£33,000)



Approximate total area<sup>(1)</sup>652.29 ft<sup>2</sup>60.6 m<sup>2</sup>

(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

Ground Floor Building 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

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