







Roseneath Road Manchester M41 5AY

PAUL BIRTLES

SALES · RENTALS · MANAGEMENT

131 Roseneath Road Urmston

**Manchester** 

**M41 5AY** 









# £1,595 PCM

\*AVAILABLE 26/07 \* A stunning four bedroom mid terraced property located within easy reach of Urmston Town Centre and it's various amenities and transport links. Backing onto Urmston Sports Club. Excellent standard of presentation throughout. Refurbished in recent years. Accommodation arranged over three floors with useful storage cellar. Enclosed rear garden. Must be viewed to be appreciated. No pets/no smokers.

### TO THE GROUND FLOOR

### **Entrance Hall**

With a radiator. Laminate flooring. Stairs lead off to the first floor rooms. Door to:

## **Through Lounge/Dining Room**

With a double glazed bay window to the front elevation. Radiator. Laminate flooring. Two radiators. Further double glazed window to the rear elevation.

Door to:

#### Kitchen

With a single drainer sink unit and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, electric hob and extractor. Integrated appliances comprise fridge/freezer and dishwasher. Ladder radiator. Tiled areas. Double glazed patio doors lead out to the rear garden.

Door off to the cellar and also to:

#### **Downstairs WC**

With a wash hand basin and low level WC.

## TO THE FIRST FLOOR

## Landing

With stairs leading off to the second floor and all first floor rooms. Wall light points.

## Bedroom (1)

With double glazed windows to the front elevation. Radiator.

## Bedroom (2)

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

## Bedroom (3)

With a double glazed window to the rear elevation overlooking Urmston Cricket Club. Radiator.

### **Bathroom**

With a suite comprising panelled bath, low level WC and wash hand basin with storage below. Tiled areas. Shower installed over the bath with an anti splash screen fitted. Double glazed window to the side elevation.

## TO THE SECOND FLOOR

### Bedroom (4)

With a double glazed window to the rear elevation overlooking Urmston Sports Club. Two Velux windows providing additional natural light. Wall light points.

#### **Outside**

To the front of the property is a garden area. To the rear is an enclosed garden with patio and lawned areas. Rear access gate.

## **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.

Tenant(s) income no less than monthly rent x 30 £47,850

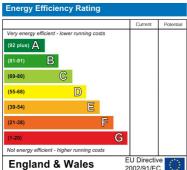
Some furniture to remain.











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.

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### **CONTACT**



