



Roseneath Road
Manchester
M41 5AY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

131 Roseneath Road
Urmston
Manchester
M41 5AY



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£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.





Ground Floor Building 1



1st Floor Building 1



2nd Floor Building 1

Approximate total area⁽¹⁾
1127.25 ft²
104.72 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

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