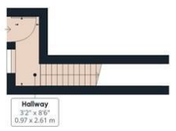

Ground Floor

Floor 1

Floor 2

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Approximate total area(1)

1133.77 ft²

105.33 m²

Reduced headroom

8.96 ft²

0.83 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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23A Station Road Urmston M41 9JG

£1,100 PCM

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AVAILABLE 26TH OCTOBER A great opportunity for those seeking town centre living. All amenities on the doorstep to include shops, cafes and restaurants. Walking distance to the railway station.
A great sized flat with spacious accommodation arranged over three floors. Gas central heating system-combination boiler. Double glazed windows. Well appointed bathroom with shower. Fitted kitchen with appliances. Well proportioned living room. Two large bedrooms. Additional WC on the top floor.
Ground floor entrance door. Enclosed courtyard. Must be viewed to be appreciated.

Ground Floor Entrance Hall
With a double glazed window. Stairs lead off to the first floor.

First Floor Landing
With a radiator. Access to :

Bathroom
With a white suite comprising panelled bath, wash hand basin and low level WC. Radiator, double glazed window and attractive tiled areas. Over the bath shower with an anti-splash screen fitted. A cupboard houses the combination gas central heating boiler. Fitted storage units.

Breakfast Kitchen
With a circular sink and drainer and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Radiator, breakfast bar facility and tiled areas. Fridge freezer and washing machine (Please note the fridge freezer and washing machine is being left as a good will gesture and the Landlord will not be responsible for maintaining, repairing or replacing the same)

Inner Hallway
With a radiator and stairs off to the second floor rooms.

TO THE SECOND FLOOR

Second Floor Landing
With a radiator and the skylight. Loft access point.

Bedroom (1)
With a radiator, a double glazed window and a decorative, period style fireplace.

Bedroom (2)
With a radiator, a double glazed window and a decorative period style fireplace.

WC
With a white suite comprising low level WC and pedestal wash hand basin.

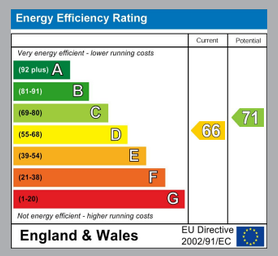
Outside
Small courtyard.

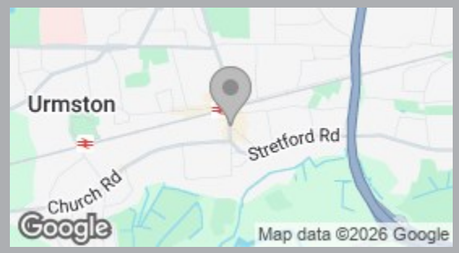
Additional Information
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

No Smokers

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





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