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**PAUL BIRTLES**  
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Flixton Road  
Urmston  
M41 5BF

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SALES • RENTALS • MANAGEMENT

**Flat 8,  
99 Flixton Road  
Urmston  
Manchester  
M41 5BF**

£700 PCM



**\*AVAILABLE 13th JULY\*** A spacious studio first floor flat. Located above commercial premises in a converted development. Walking distance of Urmston Town Centre. Gas central heating and double glazing. On street parking. Unfurnished.

**Entrance Hall**

Located at the front of the building with stairs leading to all floors.

Tenant(s) income no less than monthly rent x 30 (£21,000)

**Living/Dining/Bedroom**

With four double glazed windows, two gas combination radiators, a gas combination boiler and a tiled shower with glass door.

**WC**

Comprising of a low level WC and hand wash basin.

**Kitchen**

With wall and base units, a gas hob/oven, stainless steel sink drainer unit, fridge and freezer.

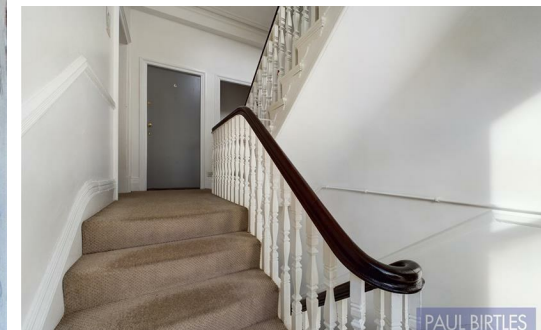
**Outside**

There is on street parking outside the development.

**Additional Information**

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

No Smokers



**Energy Efficiency Rating**

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

England & Wales EU Directive 2002/91/EC

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