



SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾

683.19 ft²

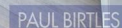
63.47 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



SALES • RENTALS • MANAGEMENT

SALES • RENTALS • MANAGEMENT

18 Cross Street
Urmston
Manchester
M41 9EE

£1,295 PCM



AVAILABLE 5TH SEPTEMBER Within easy reach of the town centre facilities. A two bedroom mid terraced property. Gas central heating system-combination boiler. Two reception rooms plus fitted kitchen with appliances. Lovely garden to rear with southerly aspect. Well appointed bathroom with shower. Inspection highly recommended.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, laminate flooring and stairs off to the first floor.

Lounge

With a radiator and a double glazed window to the front. Decorative period style fireplace with tiled inserts.

Dining Room

With a radiator, laminate flooring and double glazed double doors out to the garden. Door off to the cellar and open to:

Kitchen

With a one and a half bowl single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and washing machine. Double glazed window to the rear. Spotlighting.

TO THE FIRST FLOOR

Landing

With a storage cupboard and a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front. Decorative fireplace. Measured to the back of the built in wardrobe/storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear. Decorative fireplace.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Ladder radiator,

over the bath shower and a double glazed window to the to the rear. Tiled areas. A cupboard houses the combination gas central heating boiler.

Outside

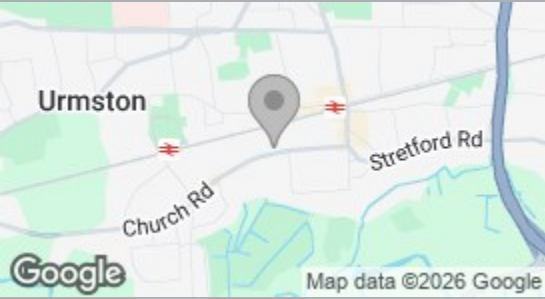
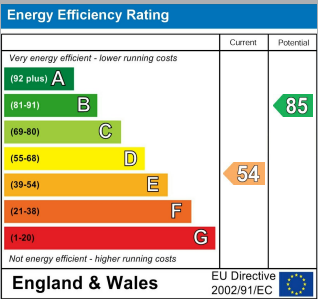
Small forecourt to the front. To the rear is a patio area and lawned garden with a southerly aspect.

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

Tenant income no less than monthly rent x 30 (£38,850)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT