



**Contact**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



Richmond Avenue  
Urmston  
M41 0XX



**18 Richmond Avenue  
Urmston  
Manchester  
M41 0XX**

£1,295 PCM



**\*AVAILABLE NOW\*** Situated in a most convenient location within easy reach of the many, varied facilities available within Urmston Town Centre. A well presented and recently upgraded two bed roomed Edwardian mid-terraced property. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Extended, fitted kitchen. Two separate reception rooms. Well-appointed shower room/WC. Enclosed courtyard to rear with easterly aspect. Must be viewed to be appreciated.

**TO THE GROUND FLOOR**

**Vestibule**

With a feature double glazed entrance door and a further door to:

**Lounge**

With a coal effect fire set within an attractive feature fireplace. Radiator and double-glazed window to the front.

**Dining Room**

With useful understairs storage space off. Radiator, decorative period style fireplace and double-glazed window to the rear. Door to:

**Kitchen**

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven hob and extractor. Tiled areas, radiator and double-glazed windows to two elevations. Double glazed exit door to the rear courtyard and a skylight provides additional natural light.

**Shower Room/WC**

With a walk-in shower compartment, wash hand basin with storage below and low-level WC. Chrome ladder radiator, tiled areas and an extractor fan. Double-glazed window to the rear.

**Outside**

To the front of the property is a forecourt area whilst, to the rear, is an enclosed courtyard with a rear access gate.

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utility bills

No Smokers

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

**TO THE FIRST FLOOR**

**Landing**

with a loft access point. Access to:

**Bedroom (1)**

With a radiator, wood effect flooring and two double-glazed windows to the front elevation.

**Bedroom (2)**

With a radiator and a double glazed window to the rear. A fitted cupboard provides a storage facility and houses the combination gas central heating boiler. Useful walk-in wardrobe/storage facility off.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

