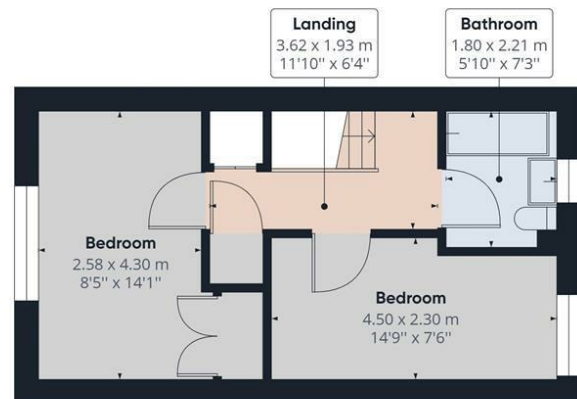


Ground Floor Building 1



Floor 1 Building 1

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Approximate total area<sup>(1)</sup>  
752.77 ft<sup>2</sup>  
69.93 m<sup>2</sup>

(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



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**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**7 Addison Road  
Urmston  
Manchester  
M41 9BG**

£1,300 PCM



**\*AVAILABLE 6th JULY\*** A good sized two bedroom town house property. Easy walking distance to Urmston Town Centre. Gas central heating system and double glazed. Lounge plus kitchen/diner. Useful downstairs WC. Bathroom/WC with shower. Off road parking to the front. Enclosed paved garden to the rear. Unfurnished.

### TO THE GROUND FLOOR

#### Entrance Hall

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

#### Lounge

17'6" x 10'10"

With a radiator and a double glazed window to the front. Laminate flooring. Substantial understairs cloaks/storage area off.

#### Kitchen/Diner

14'3" x 9'0"

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Gas cooker installed. Plumbing for a washer. Tiled areas. Radiator in the dining section. Double glazed window to the rear.

#### Rear Porch

With a door to outside, a storage cupboard off where the central heating boiler is located and access to:

#### Dowstairs WC

With a low level WC and wash hand basin. Double glazed window to the rear.

### TO THE FIRST FLOOR

#### Landing

With a linen cupboard off. Excellent storage cupboard also.

#### Bedroom (1)

14'2" x 11'8"

Measured to the back of the built in wardrobe/storage space. Radiator and double glazed window to the front.

#### Bedroom (2)

14'10" x 7'7"

With a radiator and a double glazed window to the rear. Loft access point.

#### Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Tiled areas, radiator and double glazed window to the rear.

#### Outside

Parking to the front. Enclosed paved garden to the rear.

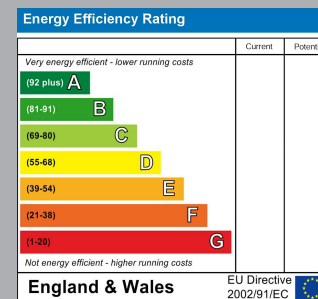
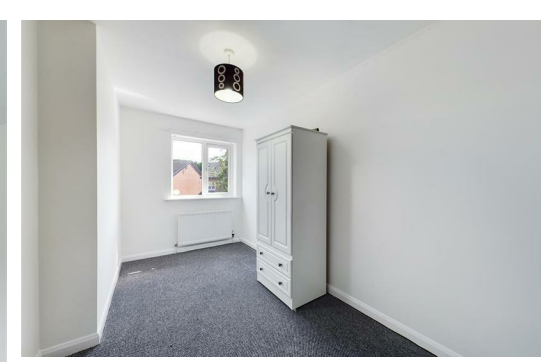
#### Additional Information

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

A security deposit of one month's rent will be payable prior to the tenancy start date.

No Smokers

Tenant(s) income no less than monthly rent x 30 (£39,000)



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