

## Contact

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**Armstrong Close**  
Birchwood  
WA3 6DH

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

# 35 Armstrong Close Birchwood Warrington WA3 6DH

£995 PCM



AVAILABLE 17TH JANUARY . A superb two bed semi detached property. Great location close to Birchwood Business Park. Fitted kitchen and bathroom. Off road parking for two cars. Pleasant rear gardens. Not furnished. NO PETS. NO SMOKERS.

## Entrance Hall

With a central heating radiator. Laminate flooring. Gas and electric meter. Useful understairs storage cupboard.

## Living Room

20'3" x 8'4"

With double glazed UPVC windows to the front elevation with curtains. Radiator. TV aerial point. Laminate flooring.

## Kitchen/Diner

11'9" x 7'11"

With a great range of fitted wall and base units incorporating a single drainer stainless steel sink unit and base. A gas hob, electric oven, space for washing machine and fridge. Gas central heating combination boiler. Double glazed UPVC window and blind. Radiator and Double glazed UPVC rear access door.

## First Floor Landing

Leading to:

## Bedroom 1

11'10" x 11'0"

With a double glazed UPVC window and curtain. Radiator. Built in storage cupboard. Newly installed carpet.

## Bedroom 2

11'10" x 11'0"

With a double glazed UPVC window and curtain. Radiator. Newly installed carpet

## Family Bathroom

6'10" x 5'10"

With a white suite comprising of a bath with shower unit and anti splash screen over, pedestal wash hand basin and low level WC. Tiled walls. Extractor fan and double glazed UPVC window

## Outside

There is a lovely recently laid block paved driveway with space for two vehicles and an enclosed rear garden with patio area. Garden shed and side access gate

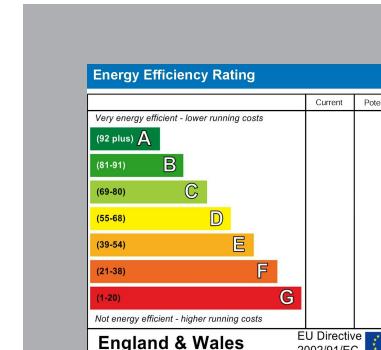
## Additional Information

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

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£29,850)



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