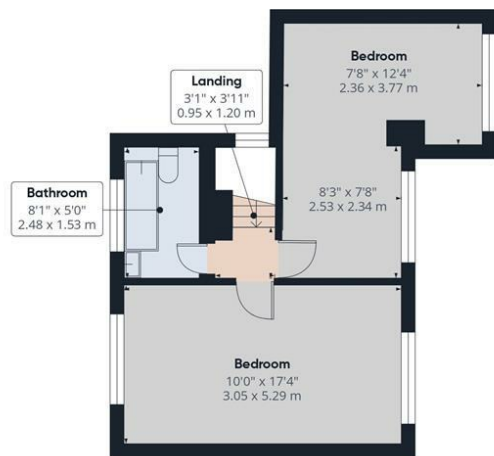


Ground Floor



Floor 1



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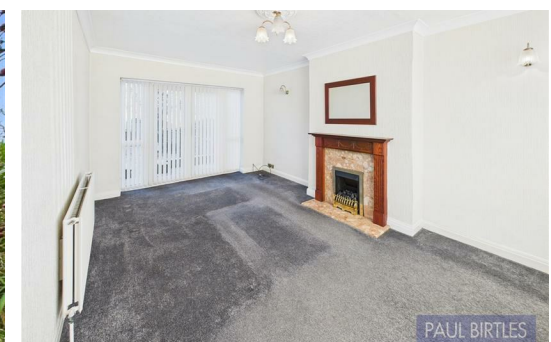
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Approximate total area⁽¹⁾
924 ft²
85.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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26 Coniston
Road
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Trafford
M41 6PS

£1,150 PCM



AVAILABLE NOW A superbly presented and substantially extended two bedroomed semi-detached property. Unfurnished. Superb fitted kitchen. Well appointed bathroom. Two excellent sized double bedrooms. Off road parking to the front. Large, enclosed rear garden. Located within a pleasant cul-de-sac location. Must be viewed to be appreciated. No pets/no smokers.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Feature entrance door with double glazed window adjacent. Meter cupboards.

Through Lounge

17'6" x 10'10"

With a double glazed window to the front elevation. Radiator. Double glazed French doors with adjacent side panels lead out to the rear patio and garden beyond. Feature fireplace with surround. (Fire not working)

Dining Room

10'10" x 7'8"

With a double glazed window to the rear. Radiator. Understairs storage cupboard off. Open to:

Extended Kitchen

17'3" x 7'8"

A superb fitted kitchen with an excellent range of fitted base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric oven, hob with extractor above. A space for washing machine, A Fridge freezer is provided (Landlord happy to leave but not maintained should it break). Double glazed window to the rear and double glazed exit door to outside. Access door into the GARAGE.

TO THE FIRST FLOOR

Landing

With a window to the side elevation.

Bedroom (1)

Two double glazed windows and a radiator.

Bedroom (2)

15'10" x 12'7"

Measured to the back of a range of fitted wardrobes. Double glazed windows to each end of the room. Radiator.

Bathroom

8'3" x 5'1"

With a three piece white suite comprising panelled bath, low level WC and pedestal wash hand basin. Shower over the bath with an anti-splash screen fitted. Tiled areas. Chrome ladder radiator.

Outside

To the front of the property are off road parking facilities on a paved driveway. To the rear is an excellent sized enclosed garden with patio section and lawned sections.

Additional Information

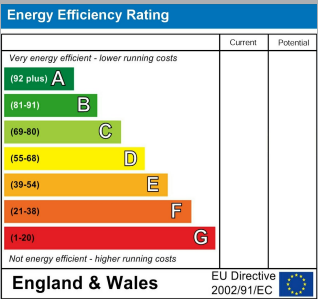
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£34,500)



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