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PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Moss Vale Road
Urmston
M41 9BN

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**Flat 3, 51A Moss
Vale Road
Urmston
Manchester
M41 9BN**

£860pcm (inclusive of gas,electric and water)



AVAILABLE NOW A one double bedroom first floor flat. Living room - fitted kitchen with appliances. Gas central heating system. Double glazed windows. Shower room/WC. Parking areas adjacent. Conveniently situated for Urmston Town Centre. Within an attractive older style building. Rent inclusive of gas/electric and water. Furnished. Virtual Tour Available.

Entrance Hall

With a radiator and a double glazed window.

Lounge/Dining Room

With a radiator and a double glazed window. Door off to:

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units incorporating an oven, hob and extractor. Washing machine, fridge and double glazed window. Tiled areas. Wall mounted 'Worcester' Combination gas central heating boiler.

Double Bedroom

With a radiator and a double glazed window. Useful storage space and access to:

Shower Room/WC

With a shower compartment, wash hand basin and low level WC. Spotlighting and extractor fan.

Outside

The building is set within grounds that incorporate parking facilities.

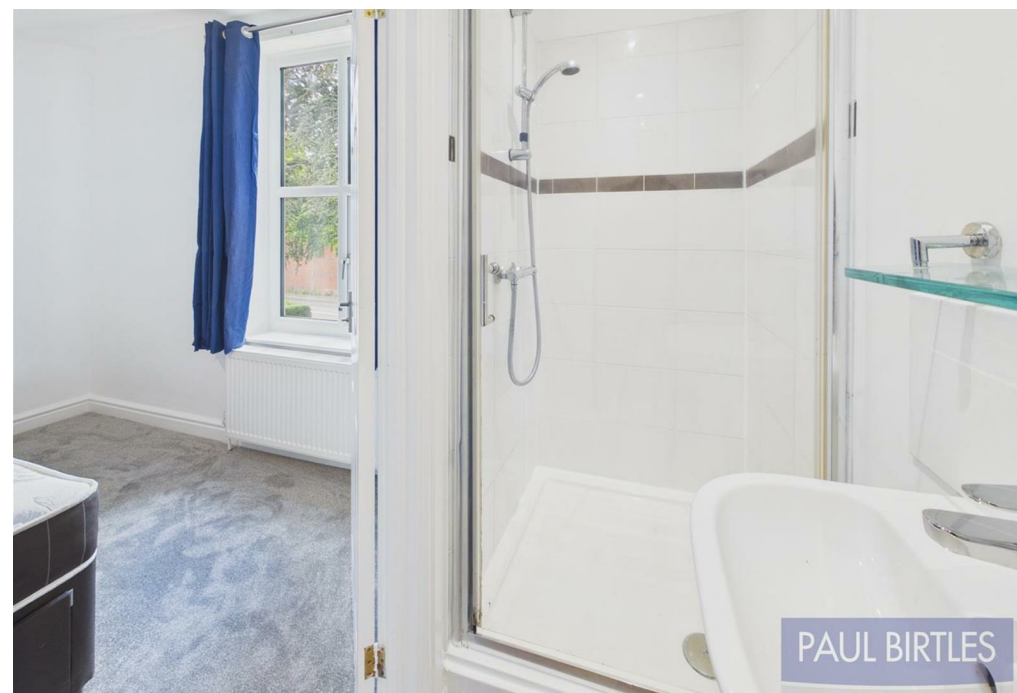
Additional Information

Rent will be payable monthly, in advance. Rent inclusive of gas/electric and water. Council tax to be paid independently by tenant.

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

No Smokers

Tenant(s) income no less than monthly rent x 30 (£25,800)



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

