



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
923 ft²
85.7 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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Cornhill Road
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M41 5TJ

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Trafford
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£1,650 Per Month



*AVAILABLE 3RD APRIL * A corner positioned three bedroom detached property. Occupying a most convenient location within easy reach of local amenities, access to transport links, Trafford Centre etc. Well regarded local primary school opposite. Two separate reception rooms, morning room plus fitted kitchen. Gardens to front, rear and side with off road parking off Leamington Road. Must be viewed to be appreciated. Unfurnished. No pets.

TO THE GROUND FLOOR

Porch

Built at the front of the property of part brick construction.

Entrance Hall

With laminate flooring and stairs off to the first floor rooms. Radiator. Feature window to the front elevation with leaded lights and stained glass inserts.

Lounge

With a double glazed bay windows to the front elevation. Laminate flooring. Feature fireplace. Radiator.

Rear Sitting Room

With laminate flooring. Radiator. Double glazed window to the rear overlooking the garden. Brick fireplace.

Morning Room

With a radiator and double glazed window the side elevation. Cupboard off housing the combination gas central heating boiler. Laminate flooring. Door off to:

Downstairs WC

With a low-level WC and wall mounted wash hand basin. Tiled areas. Extractor fan. Double glazed window to the side elevation.

Kitchen

With a fitted kitchen with a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Double glazed window to the rear and side elevations. Rear exit door to the side elevation. Electric cooker with extractor canopy above. Plinth heater installed. Tiled areas. Plumbing for a washer. Fridge freezer is being left as a good will gesture.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom (1)

With a double glazed bay window to the front elevation. Laminate flooring. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Laminate flooring.

Bedroom (3)

With a double glazed window to the front. Radiator. Laminate flooring.

Bathroom

With a three suite piece comprising bath, pedestal wash hand basin and low level WC , over the bath shower, Double glazed window to the side. Chrome ladder radiator. Tiled areas. Airing cupboard off.

Outside

The property benefits from gardens to front, side and rear elevations. There is an off road parking facility accessed off Leamington Road and external lighting to the rear and side.

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 permitted

Tenant(s) income no less than monthly rent x 30 (£49,500)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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