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PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

**Flixton Road
Urmston
M41 5BF**

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Flat 9,
99 Flixton Road

Urmston
M44 5DF

£1,250



AVAILABLE NOW A spacious newly refurbished three bedroom ground floor apartment. Offering accommodation of approx 831 sq ft suitable for a variety of tenants. Lounge, bathroom and kitchen, three well proportioned bedrooms plus useful office/study/nursery. Suitable for two sharers, professional couples or families. Situated on the fringe of Urmston Town Centre within easy reach of all town centre amenities, train station etc. Virtual Tour Available. Must be viewed to be appreciated.

Vestibule

To:

Lounge

With a double glazed bay window to the front. Radiator.

Inner Hallway

With two radiators.

Bedroom (3)

With two double glazed windows to the side elevation. Radiator.

Bedroom (2)

With a double glazed window. Radiator. Feature recess inset within the chimney breast.

Utility/Store Room

With fitted shelving. Useful additional storage space.

Bathroom

With a newly installed suite comprising panelled bath and vanity wash hand basin/low level WC combined. Double glazed window. Contemporary tiling. A shower is installed over the bath with an anti splash screen fitted. Black matte ladder radiator.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating single drainer stainless steel sink unit. Cupboard off where the combination gas central heating boiler is located. Spotlighting. Extractor fan. Radiator.

Bedroom (1)

With a radiator. Double glazed bay window and exit door to the rear elevation. Wash hand basin with storage below.

Office/Study/Nursery

With a double glazed window. Radiator. Spotlighting.

Outside

Parking area for residents subject to availability.

Additional Information

All applications subject to referencing .

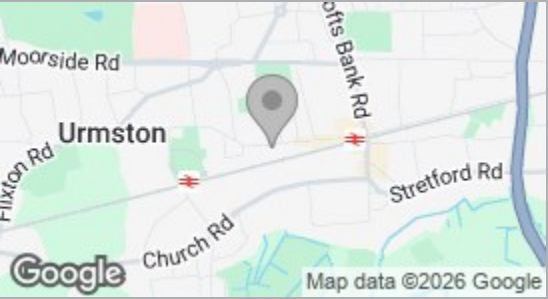
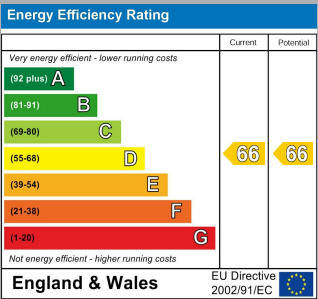
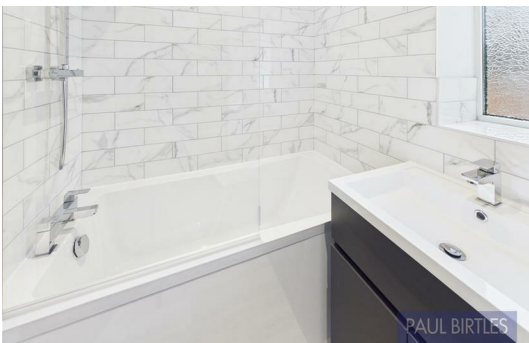
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£37,500)



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