



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



Flixton Road
Flixton
M41 6QT



**426A Flixton Road
Flixton
Manchester
M41 6QT**

£1,100 Per Month



AVAILABLE NOW A spacious recently refurbished two bedroom first floor apartment with own entrance door. Approx 759 sq ft. Two double bedrooms. Beautifully appointed bathroom. Fitted kitchen with some appliances provided. Situated in a most convenient location within easy reach of local amenities, access to transport links and close to Flixton Train Station. Must be viewed to be appreciated. Unfurnished. Commercial premises to the ground floor. Virtual Tour Available.

Ground Floor Entrance

To:

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

Entrance Hall

With stairs off to the first floor rooms.

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

Landing

To:

Tenant(s) income no less than monthly rent x 30 (£33,000)

Lounge/Dining Room

With a double glazed window to the front elevation. Radiator. Door off to:

Bedroom (2)

With a double glazed window to the front. Radiator.

Bedroom (1)

With a double glazed window to the rear. Radiator.

Bathroom

With a suite comprising tile panelled bath, Vanity wash hand basin and low level WC. A shower is installed over the bath with a crittal style shower screen. Matte black ladder radiator. Two double glazed windows. Extractor fan. Spotlighting. Contemporary tiling.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric hob with extractor above and built in oven. Radiator. Washing machine and fridge/freezer in situ. Radiator. Metro tiled splashbacks. Wall mounted 'Glow-Worm' combination gas central heating boiler. Double glazed window to the rear.

Additional Information



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	

