



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Approximate total area<sup>(1)</sup>

1434.07 ft<sup>2</sup>

133.23 m<sup>2</sup>

Reduced headroom

85.49 ft<sup>2</sup>

7.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Mersey View, Carrington Road  
Flixton  
M41 6HX

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**Mersey View,  
98 Carrington Road  
Flixton  
M41 6HX**

£1,500 Per Month



**\*AVAILABLE 8th JUNE\*** A spacious three/four bedroom detached dormer style property. Large through lounge/dining room. Fitted breakfast kitchen with built-in oven and hob. Two/Three ground floor bedrooms. Ground floor bathroom/WC with shower. First floor bedroom with shower room/WC adjacent. Occupying a general generous plot with extensive off-road parking facilities and a small garden. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Must be viewed to be appreciated. Virtual Tour Available.

### TO THE GROUND FLOOR

#### Porch

With a double glazed window to the side, the alarm system control panel and a UPVC double glazed entrance door. Double doors provide access to:

#### Entrance Hall

With a radiator, a double glazed window and wood effect flooring. An archway leads through to:

#### Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. A free standing fridge/freezer is in situ. Plumbing is provided for an automatic washing machine. There's a radiator, two double glazed windows and tiled areas. Stairs lead off to the first floor rooms and there's an archway to the inner hallway.

#### Lounge/Dining Room

With a coal effect fire set within a feature fireplace. There are two radiators, four double glazed windows and a double glazed sliding patio door to the garden area. Wood effect flooring right through.

#### Inner Hallway

With a radiator and wood effect flooring.

#### Bedroom (1)

With a radiator and a double glazed window. Wardrobe.

#### Bedroom (2)

With a radiator, a double glazed window and a Velux roof window. Wardrobes.

#### Bedroom (3)

With a radiator and a Velux roof window.

#### Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash handbasin and low level WC. Double glazed window, radiator and tiled decor. A shower is installed over the bath and an anti-splash screen is fitted. Fitted storage cupboards.

### TO THE FIRST FLOOR

#### Landing

With a radiator. A double glazed window and a Velux roof window over the stairs.

#### Bedroom (4)

With a radiator and Velux roof windows. Storage space off.

#### Shower Room/WC

With a walk-in shower compartment, pedestal wash handbasin and low level WC. Radiator, double glazed window and tiled decor. Extractor fan.

#### Outside

The property occupies an enclosed plot with extensive off road parking facilities and a small garden area.

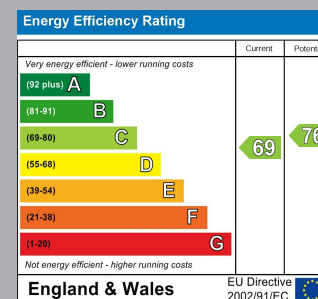
#### Additional Information

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

Tenant(s) income no less than monthly rent x 30 (£45,000)



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