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PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

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**Flat 2, 55 Flixton
Road
Urmston
Trafford
M41 5AN**

£1,050 PCM



AVAILABLE 11TH JULY Two double bedroom first floor apartment. Situated in a most convenient location in the heart of Urmston Town Centre above Smile Dental. All local amenities, transport links and train station close at hand. Offering spacious accommodation of approx 618 sq ft. Open plan living/kitchen/dining room. Well appointed bathroom. Virtual Tour Available. Strictly no pets allowed by the Headlease. Unfurnished. Electric heating system.



Communal Entrance

Located at the side of the building.

Entrance Hall

With laminate flooring and electric radiator.

Open Plan Kitchen/Living/Dining Room

With an electric radiator, laminate flooring. The kitchen area is fitted with a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric hob and oven with extractor canopy above. Two double glazed windows to the front elevation. Wood laminate flooring. Space for a washing machine and fridge freezer which are not supplied by the Landlord.

Bedroom (1)

With a double glazed window to the rear. Electric radiator. Built in cupboard housing the hot water heater.

Bedroom (2)

With a double glazed window to the rear. Electric radiator.

Bathroom

With a three piece white suite comprising panelled bath, wash hand basin, low level WC. Double glazed window. Extractor fan. A shower is installed over the bath with an anti-splash screen fitted. Extractor fan. Shower panels.

Outside

There is communal parking to the rear with no allocated spaces.

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 allowed by the property headlease

Tenant(s) income no less than monthly rent x 30 (£31,500)

