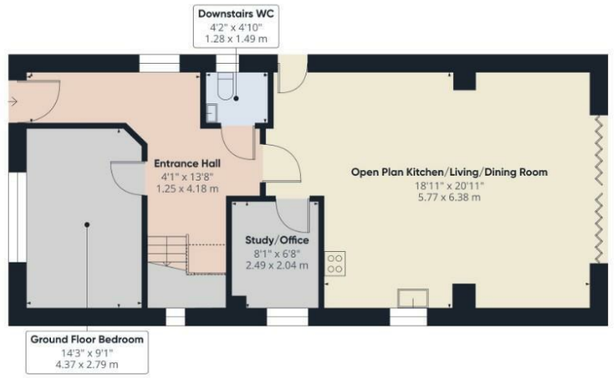
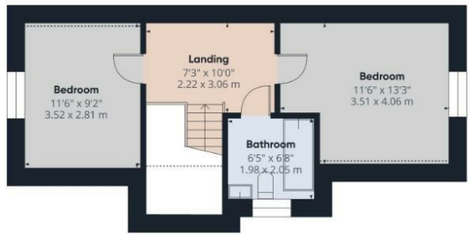


Ground Floor



Floor 1

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Approximate total area(1)

1176 ft²
109.3 m²

Reduced headroom

20 ft²
1.8 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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382 Flixton Road
Urmston
Manchester
M41 6QY

£1,950 PCM

3 1 2

AVAILABLE NOW A modern three double bedroom detached property situated in a popular and convenient location with a frontal outlook over playing fields and rear outlook over Bowling Green. Superb open plan kitchen/dining/family room plus separate office/study and downstairs WC. Three well proportioned bedrooms (two at first floor level and one ground floor). Well appointed family bathroom. Good off road parking to the front. Walking distance to Flixton Train Station. Local amenities and access to transport links close by. Must be viewed to be appreciated. Unfurnished.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Double glazed window to the side elevation. Radiator. Door off to:

Downstairs WC
With a double glazed window to the side elevation. Wall hung wash hand basin and low level WC. Radiator. Wall mounted 'Worcester' combination gas central heating boiler. Radiator.

Open Plan Kitchen/Diner
A spacious and bright room with five meter bi-fold doors to the rear leading out to the rear garden. Two radiators. Double glazed exit door to the side elevation. The kitchen area has a range and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob with extractor canopy above and built in oven and grill. Spotlighting. Metro tiled splashbacks. Double glazed window to the side elevation.

Office/Study
With the double glazed window to the side elevation. Radiator.

Ground Floor Bedroom (3)
With a double glazed window to the front. Radiator.

TO THE FIRST FLOOR

Landing
With two Velux windows and further double glazed window to the side on the stairs.

Bedroom (1)
With a double window to rear. Radiator.

Bedroom (2)
With a double glazed window to the front elevation. Spotlighting. Radiator.

Bathroom
With a white suite comprising panel bath, pedestal wash hand basin and low-level WC. Triton electric shower over the bath with an anti splash screen fitted. Tile areas. Extractor fan. Spotlighting. Double glazed window to the side elevation. Chrome ladder radiator.

Outside
To the front of the property are excellent off road parking facilities. To the rear is an enclosed garden, with lawn and patio areas. Backing onto a Bowling green.

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.

Tenant(s) income no less than monthly rent x 30 (£58,500)



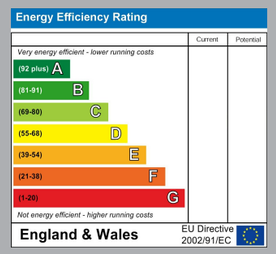


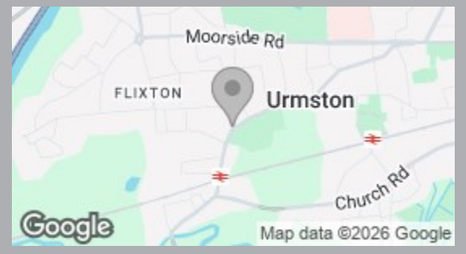












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