

**Contact**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



Winchester Road  
Urmston  
M41 0UW



167 Winchester Road  
Urmston  
Manchester  
M41 0UW

£1,100 Per Month



**\*AVAILABLE NOW\*** A well presented two bedroom ground floor apartment with own entrance door and garden. Freshly redecorated. Offering spacious accommodation of approx 551 sq ft. Situated in a convenient location within easy reach of local amenities, transport links and access to Urmston Town Centre and Trafford Park. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available.

#### Entrance Hall

With storage cupboard off. Laminate flooring. Radiator.

#### Lounge/Dining Room

With a double glazed window to the front elevation with secondary double glazing. Radiator. Laminate flooring.

#### Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled areas. A shower is installed over the bath with an anti-splash screen fitted. Chrome ladder radiator. Double glazed window to the rear.

#### Bedroom (1)

With a double glazed window to the rear. Radiator. Laminate flooring.

#### Bedroom (2)

With a double glazed window with additional secondary double glazing to the front elevation. Laminate flooring. Radiator.

#### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Washing machine (Landlord is not responsible for the repair, maintenance or replacement of the same) Built in oven and gas hob with extractor canopy above. Tiled splashback. Cupboard off where the combination gas central heating boiler is located. Space for fridge/freezer. Double glazed window to the rear. Laminate flooring.

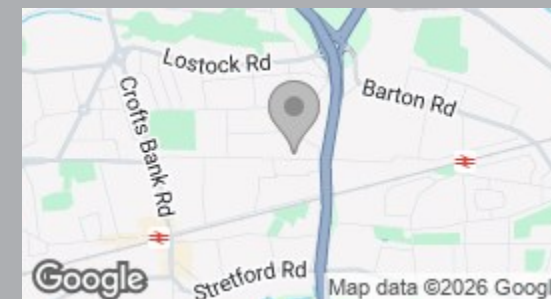
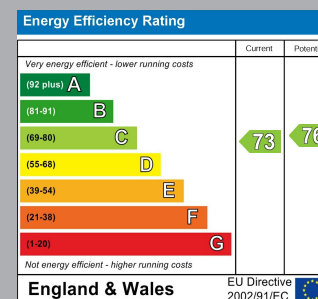
#### Outside

With garden area to the front and rear. Outside storage facility.

#### Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of one month's rent will be payable prior to the tenancy start date.

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



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