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Montonmill Gardens
Monton
M30 8BQ



Canalbank House,
23 Montonmill
Gardens
Monton
M30 8BQ

£1,050 Per Calendar Month



AVAILABLE NOW A newly refurbished two bedroom ground floor apartment set within a well regarded development locally. Offering spacious accommodation of approx 668 sq ft. Open plan kitchen/dining/living space with appliances and newly installed fitted kitchen. Beautifully appointed bathroom. Wi-Fi enabled electric radiators. Direct access to communal garden. Allocated parking space. Situated in a most convenient location just a short stroll from Monton High Street. Good access to local transport links. Must be viewed to be appreciated. Virtual Tour Available.

Communal Entrance Area

With door entry system and residents post boxes. To:

Entrance Hall

With laminate flooring. Storage cupboard off and further cupboard where the water cylinder is located.

Bedroom (1)

With a double glazed window . Ecostrad electric radiator.

Bedroom (2)

With a double glazed window . Ecostrad electric radiator.

Bathroom

With a suite comprising panelled bath, wall hung Vanity wash hand basin and low level WC. Chrome ladder radiator. Extractor fan and shaver point. Contemporary tiling.

Open Plan Kitchen/Dining/Living

In the kitchen section is a newly installed kitchen with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and electric hob with extractor fan. Integrated dishwasher. Washing machine and fridge/freezer in situ. Double glazed windows to two elevations in the kitchen section. In the living/dining area there is a double glazed exit door with adjacent side window leading out to the communal garden. Two ecostrad electric radiators. Laminate flooring.

Outside

Accessed from the apartment is a communal garden. There is residents and visitors parking adjacent.

Additional Information

All applications subject to referencing .

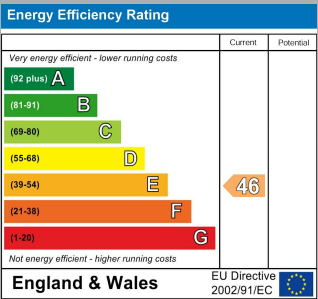
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

No Smokers

No Pets

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



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