

Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Handford House, Cavendish Road
Urmston
M41 0YG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Flat 2 Handford House,
Cavendish Road
Urmston
Trafford
M41 0YG

£800 PCM



AVAILABLE NOW Within easy reach of the town centre facilities. A one bedroom ground floor flat. Excellent standard of presentation throughout. Gas central heating system-combination boiler. Double glazed windows. Well appointed kitchen and bathroom. Good sized lounge/diner and double bedroom. Purpose built development set within communal grounds with parking areas. Must be viewed to be appreciated. Virtual Tour Available. Approx 411 sq ft.

Entrance Hall

With LVT flooring. Radiator. Good sized storage/utility cupboard off where there is plumbing for a washer.

Lounge/Diner

With a double glazed window to the front. Radiator. LVT flooring.

Breakfast Kitchen

With a 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 induction hob with extractor canopy above. Space for undercounter fridge/freezer. Tiled splashbacks and flooring. Breakfast bar facility. Double glazed window to the front. Wall mounted combination gas central heating boiler. Radiator.

Double Bedroom

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

Bathroom

With a white suite comprising 'P' shaped bath, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the rear. Radiator. A shower is installed over the bath with an anti splash screen fitted.

Outside

Communal garden areas and residents parking and bin stores to the rear.

Additional Information

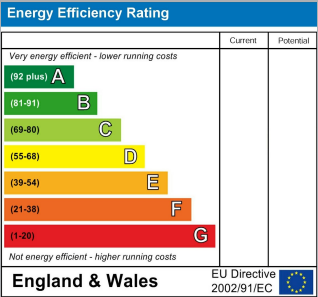
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£24,000)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT