



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

Marlborough Road
Flixton
M41 5QP

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61 Marlborough
Road
Flixton
Manchester
M41 5QP

£1,600 Per Calendar Month



*AVAILABLE 29TH JUNE *A SPCACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY THAT'S SITUATED IN A POPLULAR AND SOUGHT AFTER LOCATION WITH ALLOTMENTS DIRECTLY TO THE REAR* Two separate reception rooms, breakfast kitchen and conservatory. Well appointed bathroom with separate shower. Gas central heating system- combination boiler. Double glazed windows and exterior doors. Gardens to the front and rear. Off-road parking facility and a large garage. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available. Approx 1181 sq ft.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with a double glazed entrance door with windows adjacent. Laminate flooring. Door to:

Entrance Hall

With a radiator, a double glazed window to the side and stairs leading off to the first floor rooms with storage space below.

Dining Room

With a radiator and a double glazed bay window to the front. Double doors provide access to:

Lounge

With a coal effect fire set within a feature fireplace. Radiator and double glazed double doors with adjacent windows to:

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and with double doors to the garden. Radiator and ceiling fan/light unit.

Breakfast Room/Kitchen

With a sink with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to side, radiator and double glazed door to outside. Plumbed in washing machine.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space. Wood effect flooring.

Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage cupboards.

Bedroom (3)

With a radiator and a double glazed window to the front. Useful wardrobe/storage cupboard off.

Bathroom

With a white suite comprising panelled bath, pedestal wash handbasin and low level WC. Separate, walk in shower compartment, tiled decor and a radiator. Double glazed window to the rear, extractor fan and linen cupboard. There are double glazed windows to 2 elevations.

Outside

To the front of the property is a lawned garden with stocked flowerbeds. A block paved driveway provides an off-road parking facility, continues to the side of the house giving access to a large garage. The rear garden incorporates a lawn, stocked flowerbeds and has an open aspect over allotments.

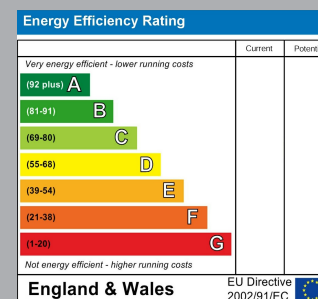
Additional Information

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

Tenant(s) income no less than monthly rent x 30 (£48,000)



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