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PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Addison Road
Urmston
M41 9BG

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7 Addison Road
Urmston
Manchester
M41 9BG

£1,200 PCM



AVAILABLE NOW A good sized two bedroom town house property. Easy walking distance to Urmston Town Centre. Gas central heating system and double glazed. Lounge plus kitchen/diner. Useful downstairs WC. Bathroom/WC with shower. Off road parking to the front. Enclosed paved garden to the rear with a southerly aspect. Unfurnished. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, laminate flooring and stairs leading off to the first floor rooms.

Lounge

17'6" x 10'10"

With a radiator and a double glazed window to the front. Laminate flooring. Substantial understairs cloaks/storage area off.

Kitchen/Diner

14'3" x 9'0"

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Gas cooker installed. Plumbing for a washer. Tiled areas. Radiator in the dining section. Double glazed window to the rear.

Rear Porch

With a door to outside, a storage cupboard off where the central heating boiler is located and access to:

Dowstairs WC

With a low level WC and wash hand basin. Double glazed window to the rear.

TO THE FIRST FLOOR

Landing

With a linen cupboard off. Excellent storage cupboard also.

Bedroom (1)

14'2" x 11'8"

Measured to the back of the built in wardrobe/storage space. Radiator and double glazed window to the front.

Bedroom (2)

14'10" x 7'7"

With a radiator and a double glazed window to the rear. Loft access point.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain fitted. Tiled areas, radiator and double glazed window to the rear.

Outside

Parking to the front. Enclosed paved garden to the rear.

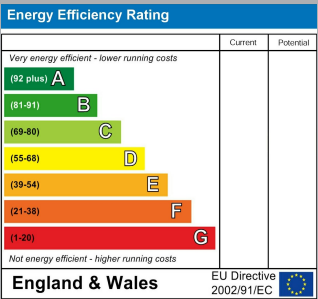
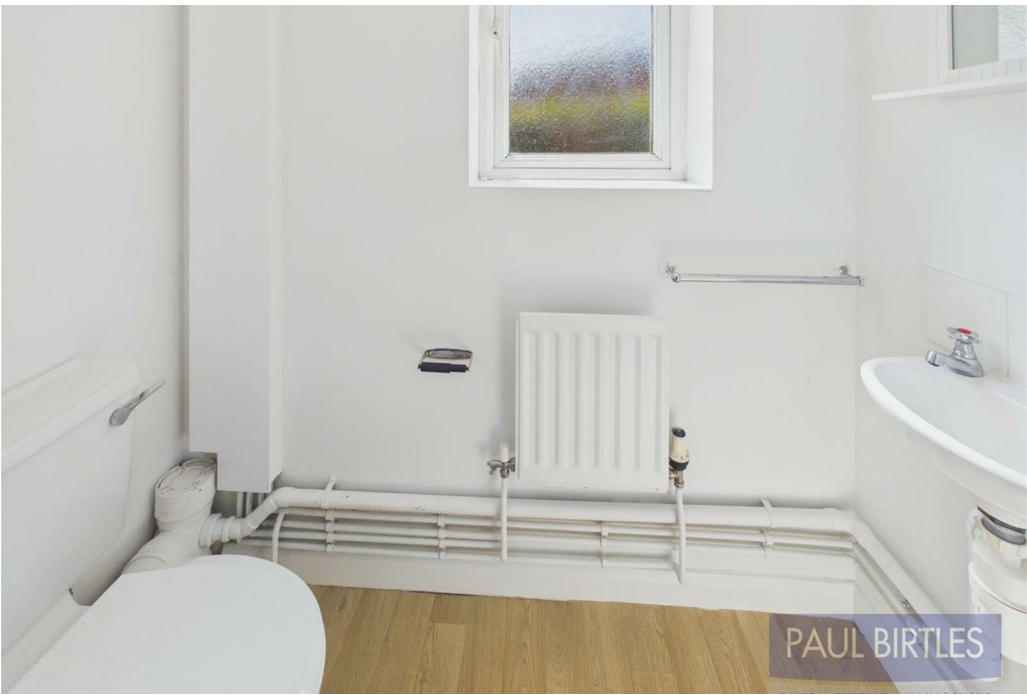
Additional Information

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

A security deposit of 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 (£39,000)



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