



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

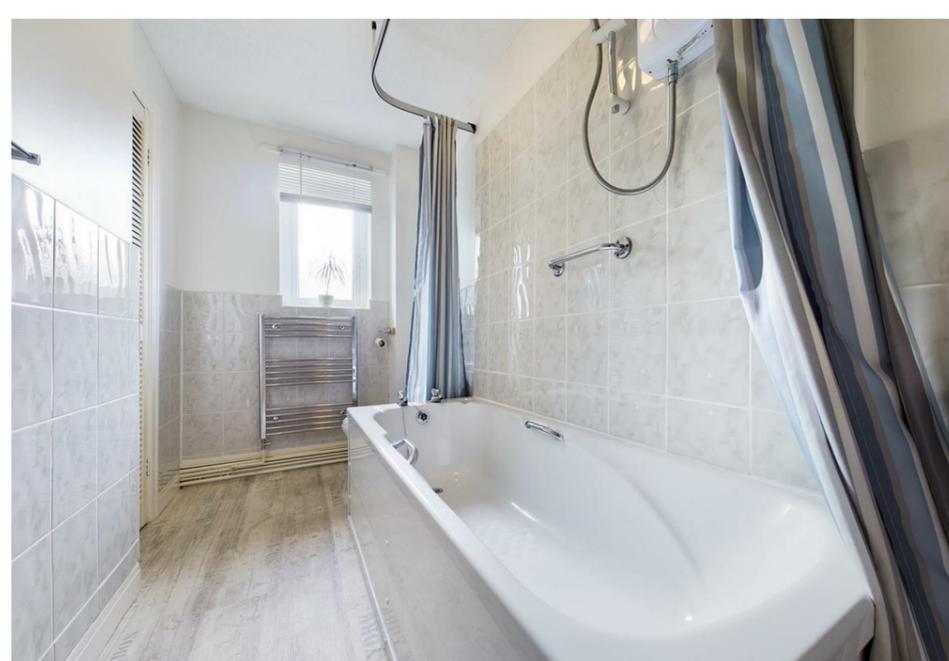


Wycliffe Court
Urmston
M41 5BD



**5 Wycliffe Court
Urmston
Manchester
M41 5BD**

£950 PCM



AVAILABLE 1ST APRIL* *VIRTUAL TOUR AVAILABLE Occupying a convenient town centre location. A spacious TWO bedroom maisonette. Gas central heating system. Double glazed windows/exterior door. Spacious living room - large kitchen. Bathroom/WC with shower. Communal garden area. Garage with up and over door. A short stroll to the Railway Station. No pets/no smokers.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and side panels. Stairs lead off to the first floor rooms.

Lounge

With a radiator and double glazed bay window to the front. Living flame fire set in surround.

Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces. Gas cooker. Double glazed window to the front. Radiator. Substantial understairs storage area/cloakroom off. Please note that the dishwasher is being left but is not being maintained, repaired or replaced by the landlords. Tenants would need to provide their own washing machine and fridge/freezer.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a radiator and a double glazed window to the front.

Bedroom (2)

With a radiator and a double glazed window to the front. Excellent built in storage cupboard.

Bathroom

With a three piece white suite comprising panelled bath,

pedestal wash hand basin and low level WC. Double glazed window to the front. Ladder radiator. Tiled areas. Over the bath shower fitted with a rail and curtain. Substantial cupboard off where the combination gas central heating boiler is located.

Outside

The property is set within communal grounds that incorporated a parking area and a garage with an up an over door.

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 (£28,500)

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Urmston
Stretford Rd
Church Rd

Map data ©2026 Google

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT