

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Lounge / Kitchen / Bedroom
19'7" x 13'2"
5.98 x 4.03 m

Bathroom
2'5" x 8'3"
0.76 x 2.53 m

Approximate total area⁽¹⁾
258.36 ft²
24.00 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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**Flat 1,
99 Flixton Road
Urmston
Manchester
M41 5BF**

£700 PCM



AVAILABLE 24TH APRIL. A spacious studio first floor flat. Located above commercial premises in a converted development. Walking distance of Urmston Town Centre. Gas central heating and double glazing. On street parking. Not furnished. NO PETS. NO SMOKERS.

Entrance Hall

Located at the front of the building with stairs leading to all floors.

Living Room / Bedroom / Kitchen

0'0" x 0'0"

Kitchen: with a gas combination boiler, gas cooker, stainless steel sink drainer unit, wall and base units & integrated washing machine.

Living Room / Bedroom: with two double glazed windows, three gas combination radiators, storage cupboard. Access to:

Bathroom

0'0" x 0'0"

With a low level WC, hand wash basin, tiled shower and a double glazed window.

Outside

There is on street parking outside the development.

Additional Information

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

No Smokers

Not Pets

Tenant(s) income no less than monthly rent x 30 (£21,000)

Energy Efficiency 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

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