





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



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

Flixton Road
Urmston
M41 5BF

PAUL BIRTLES

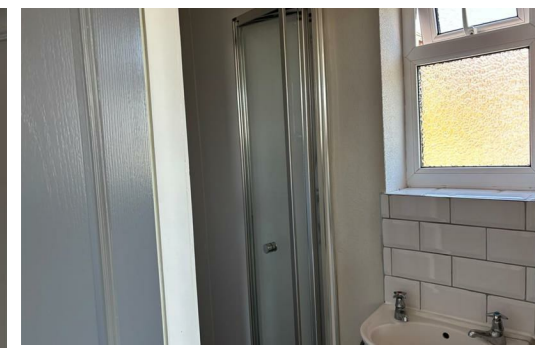
SALES • RENTALS • MANAGEMENT

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

£750 PCM



AVAILABLE NOW 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. Recently refurbished. On street parking. Unfurnished.



Entrance Hall

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

Open Plan Lounge/Kitchen/Bedroom

In the kitchen section is a wall mounted combination boiler. Range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob and built in oven with extractor above. Washing machine and fridge/freezer. In the living area there are two double glazed windows to the front elevation. Storage cupboard off. Two radiators.

Shower Room/WC

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

Outside

There is on street parking outside the development.

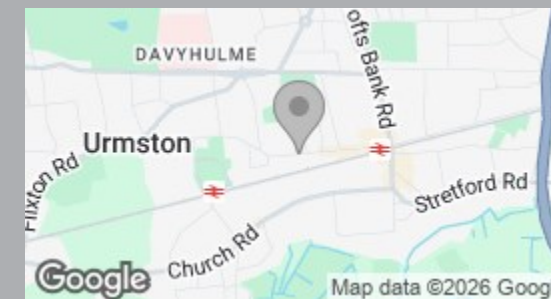
Additional Information

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

No Smokers

Tenant(s) income no less than monthly rent x 30 (£22,500)

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	



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT