



Moorside Road  
Flixton  
M41 8UR

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

411 Moorside Road  
Flixton  
M41 8UR



£1,800 Per Month

**\*AVAILABLE NOW\*** A significantly extended three/four bedroom semi-detached property. Potential for downstairs bedroom with shower/WC adjacent. Three first floor bedrooms. Two separate reception rooms plus kitchen/dining room. Well presented and much improved. Two nicely appointed bathrooms. Gas central heating system and double glazing. Off road parking facilities. Enclosed rear garden with patio and southerly aspect. Conveniently situated for local amenities. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With double glazed double doors to:

### Entrance Hall

With a radiator, a feature double glazed entrance door and stairs leading off to the first floor rooms with an understairs cupboard off with washing machine and sink.

### Front Lounge

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

### Dining Room

With a radiator. opening to:

### Kitchen

With a stainless steel sink unit with mixer tap and an excellent range of cupboard units and working surfaces to include an oven, hob and extractor. Integrated dishwasher.

### Sitting Room

With a feature radiator and double glazed doors with side panels out to the rear garden. Access to:

### Downstairs Bedroom/Office

With a radiator and a double glazed window to the front. Coal effect fire and surround.

### Downstairs Shower Room/WC

With a walk-in shower, wash hand basin with storage below and a low level WC. Ladder radiator, extractor fan and tiled decor.

## TO THE FIRST FLOOR

### Landing

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

### Bedroom (1)

With a radiator and a double glazed bay window to the front. Ceiling fan. Range of wardrobes.

### Bedroom (2)

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

### Bedroom (3)

With a radiator and a double glazed window to the front. Range of wardrobes.

### Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. There are two double glazed windows to the side, tiled decor and an extractor fan. Fitted storage. Over the bath shower with an anti splash screen fitted. Ladder radiator.

### Outside

To the front of the house are good off road parking facilities whilst, to the rear, is an enclosed garden with large paved patio section, lawn and flower beds. (Summer house excluded from tenancy).

### Additional Information

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



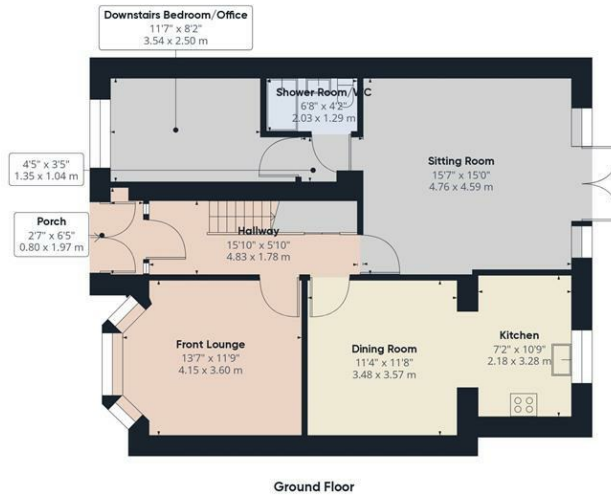
A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£54,000)





Ground Floor



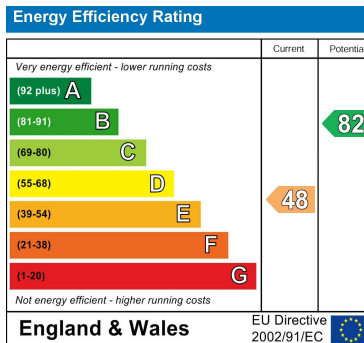
Floor 1

Approximate total area<sup>(1)</sup>  
1302.47 ft<sup>2</sup>  
121 m<sup>2</sup>

(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.

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**DIRECTIONS**

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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