



Moss Vale Road  
Manchester  
M41 9BN

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Flat 1. 51A Moss Vale  
Road  
Urmston  
Manchester  
M41 9BN



### Lounge/Dining Area

With a double glazed bay window to the front.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with extractor above and oven. Wall mounted combination gas central heating boiler. Double glazed window to the side elevation. Breakfast bar facility. Space for fridge/freezer.

### Shower Room

With a walk-in shower cubicle with a rail and curtain fitted. Low level WC and wash hand basin. Radiator.

### Bedroom

Radiator. Open to the lounge/dining area.

### Additional Information

Rent will be payable monthly, in advance.

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

No Smokers

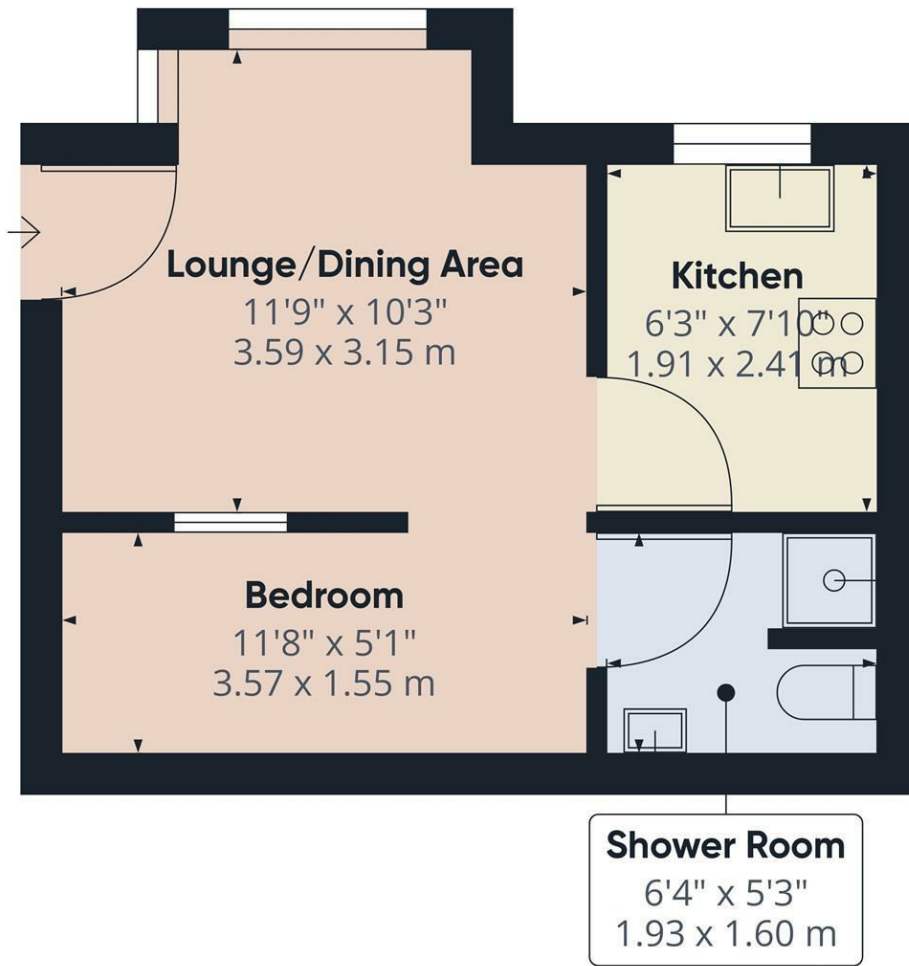
No Pets

Tenant(s) income no less than monthly rent x 30 (£19,500)

## £650 Per Month

**\*AVAILABLE NOW\*** A recently refurbished one bedroom ground floor apartment. Located within walking distance of the facilities available within Urmston Town Centre. Lounge/Dining Area/Kitchen/Shower Room/Bedroom. Well appointed shower room. There is a mandatory contribution towards gas, electric and water bills of £100 pcm. Exclusive of council tax, TV and broadband. Suitable for a single occupant only. Must be viewed to be appreciated. Virtual Tour Available.



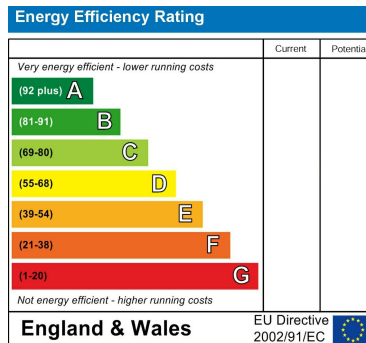


Approximate total area<sup>(1)</sup>  
256.54 ft<sup>2</sup>  
23.83 m<sup>2</sup>

(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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