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**Balfour Road**  
Manchester  
M41 5SU



**9 Balfour Road  
Urmston  
Manchester  
M41 5SU**

£950 PCM



**\*AVAILABLE NOW\*** A spacious three bedroom mid terraced property that's situated in the most convenient location within easy reach of local amenities. Two separate reception rooms plus kitchen. Bathroom/WC with shower. Gas central heating system- combination boiler. Double glazed windows and exterior doors. Freshly painted and new floor coverings. Within easy reach of the town centre facilities. Inspection highly recommended. Unfurnished. 859 sq ft. Virtual Tour Available.

**TO THE GROUND FLOOR**

**Hall**

With a feature double glazed entrance door, radiator and stairs leading off to the first floor rooms.

**Lounge**

With a radiator, a double glazed window to the front and a feature fireplace.

**Dining Room**

Dining room with a radiator, a double glazed window to the rear and a wall mounted gas fire.

**Kitchen**

With a stainless steel sink unit, cupboard space and working surfaces incorporating an oven, hob and extractor. Double glazed window and door to the rear, tiled areas and door to the cellar.

**Agent's Note**

The cellar is only usable for occasional storage of non-perishable items on non-timber shelving and the items should be regularly checked to ensure they are not becoming mouldy. The steps to the cellar are steep and use of the cellar is at the tenants' own risk.

**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 rear.

**Bedroom (3)**

With a radiator and a double glazed window to the front. The wall mounted combination gas central heating boiler is located here.

**Bathroom**

With a white suite comprising panelled bath, wash basin and low level WC. Over the bath shower with a rail and curtain fitted. Tiled areas, radiator and double glazed window to the rear.

**Outside**

To the front of the house is a garden forecourt whilst, to the rear, is a good sized garden with lawn and patio sections. Rear access gate.

**Additional Information**

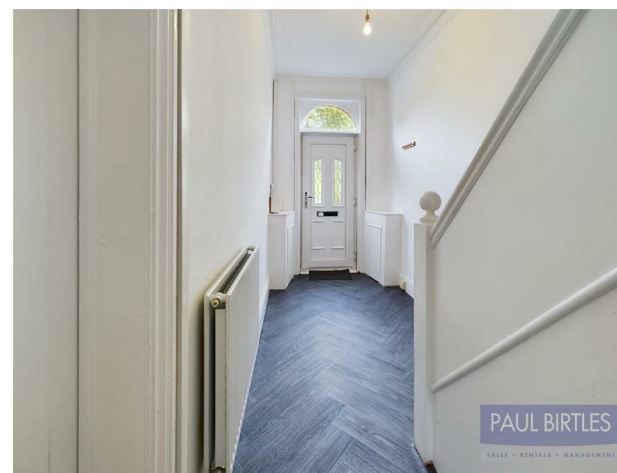
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£28,500)



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	

