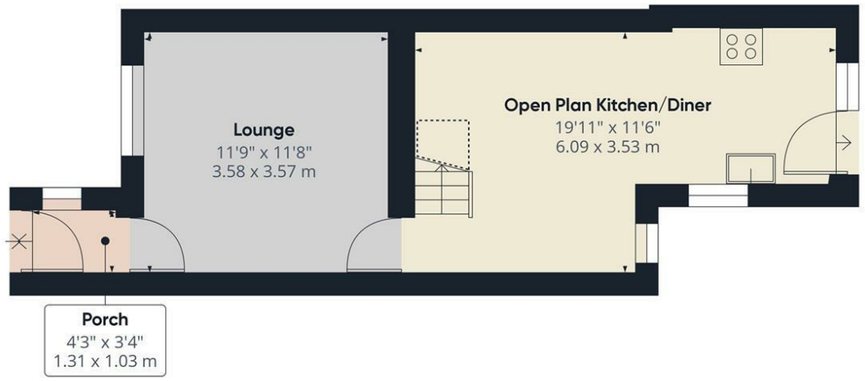
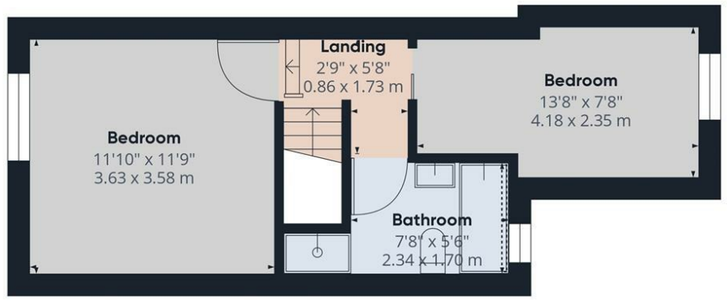


Ground Floor



Floor 1

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area(1)

673.1 ft²
62.53 m²

Reduced headroom

11.43 ft²
1.06 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

Moorside Road
Flixton
M41 8TL

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

384 Moorside Road Flixton M41 8TL

£1,425 PCM

2 | 1 | 2 | C

A TWO DOUBLE BEDROOM PERIOD COTTAGE A contemporary dwelling whilst retaining some period features. Superb open plan kitchen/diner leading out to an extremely spacious rear garden. Well appointed bathroom with period style fittings and separate shower. Gas central heating system-combination boiler. Occupying a pleasant location directly opposite Flixton Cricket Club. Easy access to local amenities, shops etc. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
Built on at the front of the property of brick construction, with feature entrance door, double glazed window to the side and contemporary tiled floor.

Lounge
With a double glazed window to the front. Radiator. Meter cupboards off. Feature recess inset with the chimney breast with wooden mantel.

Open Plan Kitchen/Dining Room
A superb open plan kitchen/dining room of generous proportions. Wood laminate flooring. Radiator. Stairs off to the first floor rooms. In the kitchen section is an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Rangemaster range cooker with extractor canopy with period style tiled splashback. Cupboard off housing the combination gas central heating boiler. Vertical radiator. Spotlighting. Two double glazed windows to the rear elevation, double glazed window to the side and stable door leads out to the rear patio and garden beyond.

TO THE FIRST FLOOR

Landing
With a feature exposed beam.

Bedroom (1)
With a double glazed window to the front elevation. Radiator. Feature recess with the chimney breast with wooden mantel and lighting. Exposed feature roof beams.

Bedroom (2)
With a double glazed window to the rear. Radiator. Pocket door. Spotlighting. Feature exposed roof beam.

Bathroom
With a suite comprising panelled bath with period style shower attachment, pedestal wash hand basin and low level WC. Separate walk-in shower enclosure with herringbone and metro tiling. Chrome ladder radiator. Spotlighting. Double glazed window to the rear. Exposed feature roof beam.

Outside
To the rear is a really spacious garden with patio, and a lawned garden of considerable length. The patio section has a mix of block paving and Indian stone with outside power sockets and tap provided.

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

The rental payment includes a Gardner who will attend during the summer months

A security deposit of the equivalent of one month's rent will be payable prior to the tenancy date.

Tenant(s) income no less than monthly rent x 30 (£42,750)



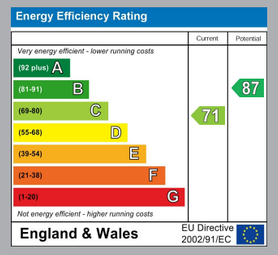














PAUL BIRTLES
SALES • RENTALS • MANAGEMENT