

S. Kershaw & Sons

Chartered Surveyors

ESTABLISHED 1845

VALUERS & ESTATE AGENTS

TO LET



**29 Welwyn Close
Urmston
Manchester**

DESCRIPTION:

A three bedroom, terrace house, brick built, tiled roof with a rear and front yard and gas central heated.

LOCATION:

Located on the outskirts of Urmston in close proximity to the M60 Motorway, The Trafford Centre, local shops, schools, transport and playing fields.

ACCOMMODATION:

The accommodation comprises of a hall, front room, kitchen, bathroom, three bedrooms and a front and rear yard.

48/50 Chapel Street
Manchester M3 1RJ
Telephone 0161 834 1191
Fax: 0161 831 7395

SKs

15 Hornby Street
Heywood, Lancs OL10 1AA
Telephone 01706 369141 (24hrs)
& 01706 360839
Fax: 01706 625894

Entrance Hall:

Lounge: (12'5" x 12'6") with a bay window, a wall mounted gas fire. Carpet.

Dining Kitchen: (15'4"x 10'0") a single drainer stainless steel sink unit. A walk-in store.

FIRST FLOOR

Landing:

Front Bedroom 1: (6'0" x 8'9").

Front Bedroom 2: (9'0" x 12'11") with a bay window.

Rear Bedroom 3: (10'1" x 9'5").

Bathroom (5'7" x 5'0") with a three piece suite comprising of a panelled bath, a W.C. and a pedestal wash basin.

Grounds: Gardens to the front and rear.

General: The property is situated on a pleasant cul-de-sac overlooking a large green.

Services: Electricity, gas, mains water and drainage.

TERMS: To let by private treaty.

RENTAL: £600 per calendar month
2 months deposit required & 1 month rent
– NO DSS.

VIEWINGS: By arrangement with our Manchester or Heywood office.

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that :- 1. The particulars are a general outline of the property only for the guidance of intended Buyers or Lessors and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility any may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.