

**S. Kershaw & Sons**

**Chartered Surveyors**

ESTABLISHED 1845

VALUERS & ESTATE AGENTS

**TO LET ON AN ASSURED SHORTHOLD TENANCY**



**Flat 8, Brentwood House,  
Flixton Road,  
Urmston,  
M31 3GS**

**DESCRIPTION:**

The property forms part of a residential block of apartments and is located on the first floor.

The flat has recently been newly decorated throughout with new carpets, kitchen units and gas central heating. Good security and a store to the rear of the property.

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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

**LOCATION:** The flat is located where Flixton Road and Western Road intersect, near Urmston and about 10 minute drive from junction 10 of the M60. The apartment is set on the outskirts of Flixton town centre and is within easy reach of the Trafford centre and Davyhulme Park golf club.

**ACCOMMODATION:** The accommodation comprises of a kitchen, bathroom, WC, lounge area and two bedrooms.

**Kitchen:** 10' 8" x 8' 2"

**Bathroom:** 5' 9" x 4' 11"

**WC:** 6' 8" x 2' 7"

**Lounge Area:** 15' 4" x 11' 9"

**Bedroom 1:** 9' 3" x 9' 3"

**Bedroom 2:** 15' 2" x 9' 4"

**TERMS:** To be let on an Assured Shorthold Tenancy (minimum period six months), subject to rental deposit of £500.00 plus one month rent in advance of £500.00 making a total payment in advance of £1000.00 and references.

**RENTAL:** £500.00 per calendar month

**VIEWINGS:** By arrangement with our Manchester or Heywood Office.

HP745/DW/JB'

October 2008

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