

# TRADING PLACES

£950 pcm  
2 Irlam Road, Urmston, M41



 1  
Bedroom

 1  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022

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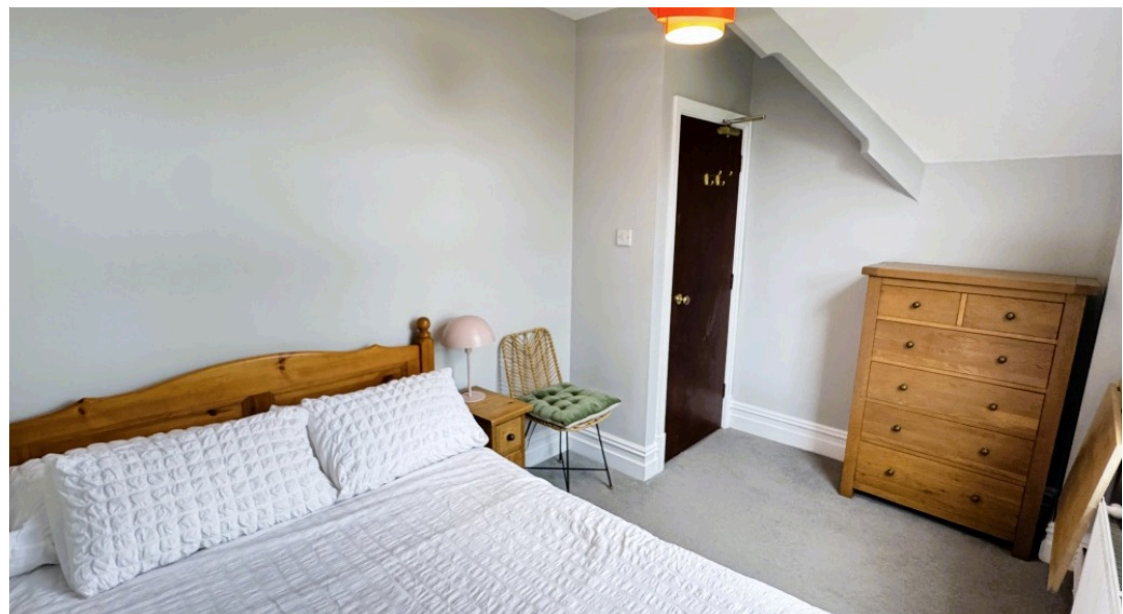


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## **One-Bedroom Top-Floor Apartment – Urmston**

Situated on Irlam Road in Urmston, this one-bedroom top-floor apartment offers accommodation comprising a bedroom, bathroom, seperate kitchen and additional living space.

The property is conveniently located in the Urmston area, with access to local amenities and transport links nearby.

### **Property Features:**

- One-Bedroom Apartment
- Top-Floor Position
- One Bathroom
- Fully Furnished (landlord prepared to remove some items on request)
- Located on Irlam Road, Urmston
- EPC Rating: D (64)
- Communal Gardens
- Off Road Parking
- Suitable For Singles or Couples

**\*\* Available now \*\***

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) 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 |         |                         |
|                                             | 64      | 74                      |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: 2 Irlam Road, Urmston, M41

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92+) A                                                         |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 | 64      | 79                      |
| England, Scotland & Wales                                       |         | EU Directive 2002/91/EC |

