



New Belvedere Close
Manchester
M32 0EG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

13 New Belvedere Close
Stretford
Manchester
M32 0EG



Entrance Hall

With an electric radiator. Substantial storage area off.

Bedroom 1

With an electric radiator. Substantial storage area off

Bedroom 2

With an electric radiator and a double glazed window.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Attractive, part tiled decor. Heated towel rail. Over the bath shower fitted along with an anti splash screen. Extractor fan.

Open Plan Kitchen/Living / Dining Area

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Space for appliances, double glazed window and electric radiator.

Outside

The development is set within communal grounds that incorporate a car park and a seating area.

Additional information

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

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

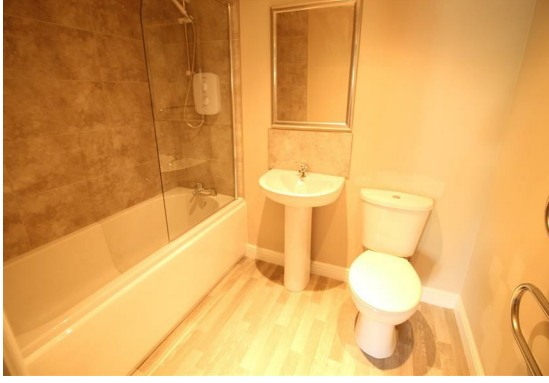
No Smokers

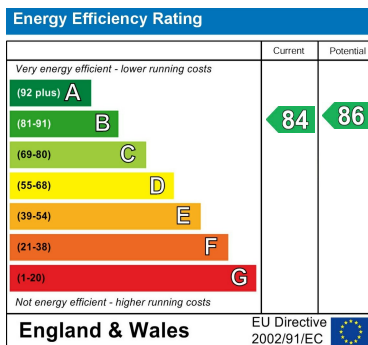
No Pets.

Tenant(s) income no less than monthly rent x 30 (£29,850)

£995 PCM

AVAILABLE 1ST MAY A two bedroomed 1st floor flat with Electric heating system and double glazing. Occupying a most convenient location within easy reach of the Arndale Centre and the Metrolink that gives access to the City Centre, Sale, Altrincham etc. Open plan kitchen/living/dining area. Bathroom/WC with shower. Fitted kitchen area with built in oven and hob. Access to car park via Cyprus Street - dedicated space. Must be viewed to be appreciated.





Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

