

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Lounge
13'0" x 12'3"
3.98 x 3.76 m

Kitchen
7'4" x 9'0"
2.24 x 2.75 m

Bedroom
10'9" x 6'7"
3.28 x 2.01 m

Bathroom
4'11" x 5'5"
1.51 x 1.66 m

Approximate total area[®]
346.22 ft²
32.16 m²

(1) Excluding balconies and terraces

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



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Upper Brook Street
Stockport
SK1 3BW

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£795



AVAILABLE NOW A one bedroom ground floor flat with outside space. Gas central heating system and double glazing. New fitted kitchen with appliances. Well appointed bathroom with shower. Enclosed courtyard to the rear with access gate. Occupy occupying a most convenient location. A recently refurbished property. Parking Permit Required.

Lounge

With laminate flooring and a double glazed window to the front. There are two radiators. Door to :

Inner Hallway

With laminate flooring and a useful storage cupboard off where the combination gas central heating boiler is located.

Bathroom

With a white suite comprising panelled bath, pedestal wash handbasin and low level WC. Tiled decor. There's an over the bath shower fitted along with an anti splash screen. Extractor fan.

Kitchen

With a single drainer sink unit with mixer tap and range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. New washing machine and fridge in situ. Tiled areas and double glazed window.

Bedroom

with a radiator, a double glazed window and a door to outside.

Outside

There's an enclosed courtyard directly to the rear of the flat with a rear access gate.

Additional Information

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

A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£23,850)

