

Neale Road
Manchester
M21 9DP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

17 Neale Road
Chorlton
Manchester
M21 9DP



TO THE GROUND FLOOR

Porch

With a double glazed entrance door. Opening to:

Front Lounge Area

With two radiators and a double glazed bay window to the front. Wood flooring. Stairs lead directly off to the first floor rooms. Double doors lead through to:

Open Plan Kitchen/Living/Dining Area

With two radiators and wooden flooring right through. The kitchen area is comprehensively fitted with an excellent range of cupboard units and working surfaces to incorporate a breakfast bar facility, fridge, freezer, oven, hob, extractor, dishwasher and washing machine. Superb natural light and double glazed double doors to the rear. Access to:

Downstairs WC

With a low level WC and wash hand basin. Wood flooring. Extractor fan.

TO THE FIRST FLOOR

Landing

With access to the loft space via a drop down ladder.

Bedroom (1)

With a radiator and a double glazed window to the front. Fitted wardrobe and storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Extractor fan. Velux window for natural light. Ladder radiator.

Outside

To the front of the house is a paved forecourt whilst to the rear, is an enclosed garden with a covered, decking patio area and a rear access gate.

Additional Information

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

All applications subject to referencing.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£43,500)

£1,450 PCM

AVAILABLE NOW A most attractive two bedroom mid terraced property that's situated in a popular and sought after location directly off Beech Road. Superb open plan kitchen/living/dining space on the ground floor. Kitchen area with integrated appliances. Gas central heating system and double glazing. Enclosed garden to the rear with covered patio. Within easy reach of Chorlton Town Centre and a short stroll to Beech Road Park. Well presented throughout and offering spacious, extended accommodation. Useful downstairs WC. Access from the first floor landing to a useful loft storage room with a radiator, power, lighting and a Velux for natural light and ventilation. Unfurnished. No pets/no smokers.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
978.45 ft²
90.90 m²

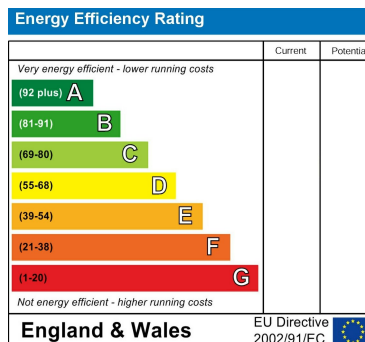
Reduced headroom
56.51 ft²
5.25 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

