

Wood Lane  
Manchester  
M31 4HY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



237 Wood Lane  
Partington  
Manchester  
M31 4HY



## TO THE GROUND FLOOR

### Entrance Hall

With a radiator. Stairs lead off to the first floor rooms. Understairs storage off.

### Through Living Room

With radiators and double glazed windows to each end of the room.

### Kitchen

A fitted kitchen with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric oven with extractor above. Tiled areas. Radiator. Double glazed window to the side. Open to:

### Utility

With a fridge/freezer and washer dryer. Double glazed exit door to the rear garden. Cupboard off where the combination gas central heating boiler is located.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the front and double glazed window to the side on the stairs.

### Bedroom (1)

With a double glazed window to the rear and an excellent range of fitted wardrobes, dressing table and bedside tables. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Built in storage cupboard. Radiator.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. 'Mira' electric shower over the bath. Double glazed window to the front.

### Outside

The property enjoys a pleasant corner position with garden areas to the front, side and rear. Off road parking facility off Willow Road.

### 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 month's rent will be payable prior to the tenancy start date.

No Smokers

No Pets

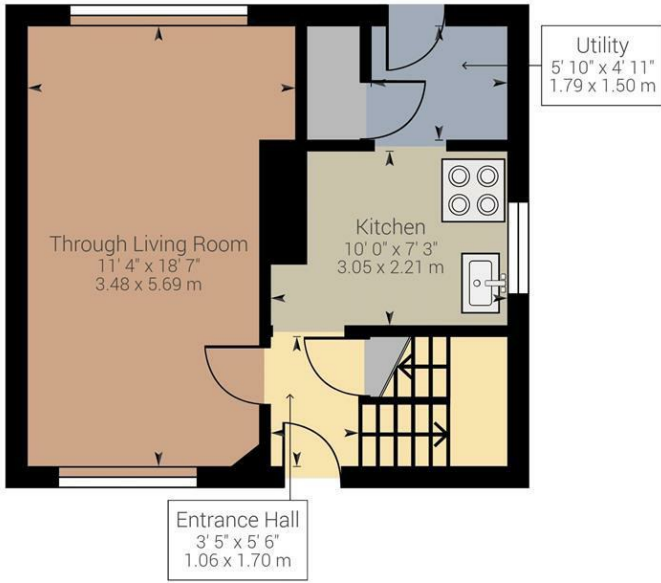
Tenant(s) income no less than monthly rent x 30 (£26,850)

£895 PCM

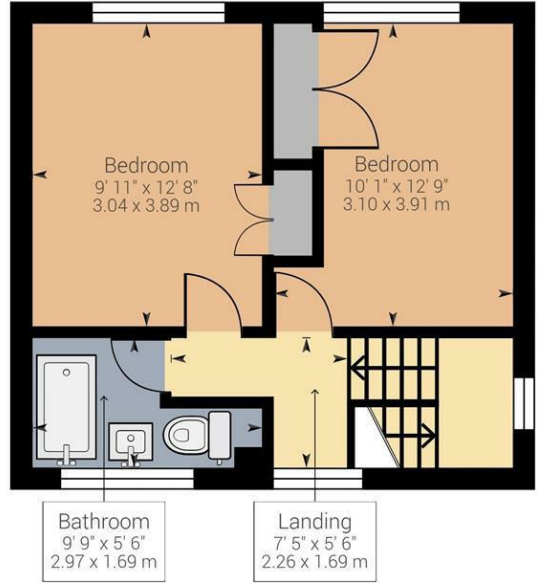
\*AVAILABLE EARLY AUGUST\* A two bedroom end terraced. fitted kitchen with appliances. . Through living room. Two excellent sized double bedrooms with storage. Bathroom with shower. Corner position with off road parking off Willow Road. Unfurnished. No pets/no smokers.



Ground Floor



1st Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

DIRECTIONS

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.

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