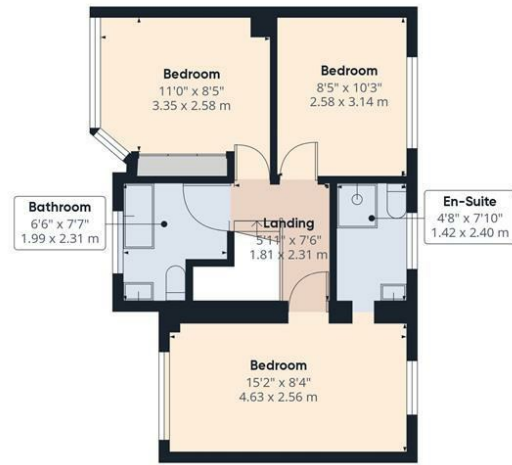


Ground Floor



Floor 1

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Approximate total area[®]
1257.58 ft²
116.83 m²

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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£1,600 Per Month



AVAILABLE NOW A SIGNIFICANTLY EXTENDED SEMI-DETACHED PROPERTY THAT'S SITUATED IN A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES*
 Fantastic open plan kitchen/dining/living space. Three double bedrooms and two well appointed bathrooms. Excellent off road parking facilities. Good sized, enclosed rear garden. Conservatory built on at the rear. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Useful garage. Must be viewed to be appreciated. Virtual Tour Available. Strictly no pets.

TO THE GROUND FLOOR

Entrance Hall

With a radiator on the stairs that lead to the first floor rooms. Feature entrance door with double glazed window adjacent. Laminate flooring, Door to:

Open Plan Kitchen/Dining/Lounge Area

With an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Laminate flooring, feature radiator and understairs storage off. Space for appliances with plumbing for a washer etc provided. Double glazed window and stainless steel sink unit with a feature mixer tap. A double glazed sliding patio door leads into the conservatory and the DINING AREA, that has a radiator, is open to the living space that has a gas operated burner, a radiator and a double glazed bay window to the front. Laminate flooring.

Conservatory

Built on at the rear of the property with double glazed units, double glazed doors to the garden and laminate flooring.

TO THE FIRST FLOOR

Landing

With a loft access point. To:

Bedroom (1)

An extension bedroom with a radiator and double glazed windows to each end of the room. Laminate flooring. Access to:

En-Suite

With a walk-in shower, wash hand basin and low level WC. Double glazed window to the rear, radiator and a chrome ladder radiator. Laminate flooring.

Bedroom (2)

With a radiator and a double glazed bay window to the front. Laminate flooring. Good range of fitted wardrobes and storage space.

Bedroom (3)

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

Family Bathroom

With a corner panelled spa bath, wash bowl and low level WC. Over the bath shower with an anti splash screen fitted. Laminate flooring, double glazed window to the front and a chrome ladder radiator. Tiled areas.

Outside

To the front of the house are off road parking facilities for multiple vehicles on a driveway that also gives access to an INTEGRAL GARAGE with power, lighting and the 'Baxi' combination gas central heating boiler. There's a UPVC door to the rear giving access to the good sized, enclosed rear garden with lawn etc.

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 (£48,000)

