



Entwise Avenue  
Manchester  
M41 5TW

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



12 Entwisle Avenue  
Davyhulme  
Manchester  
M41 5TW



£1,900 PCM

**\*AVAILABLE NOW\*** An impressive four bedroom/two bath detached property that's situated in one of the area's premier locations. Two separate reception rooms plus a large dining kitchen. Bathroom at ground floor and first floor levels. A significantly extended property. Gas central heating system and double glazing. Ample off road parking facilities. Useful storage garage. Delightful rear garden with lawn and patio. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. A feature door provides access to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms with storage space below.

### Dining Room

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace. Double doors provide access to:

### Extended Lounge

With two radiators and a feature fire surround. Double glazed double doors, with fixed side panels, provide access to the rear patio and garden beyond.

### Downstairs Shower Room/WC

With a walk-in shower, pedestal wash hand basin and low level WC. Tiled decor, chrome ladder radiator and large mirror fitment. Double glazed window to the side. Substantial cupboard for storage, washer etc.

### Dining Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of cupboard units and working surfaces with a range style cooker in situ. Integrated dishwasher, fridge and freezer. Radiator, tiled areas and two double glazed windows to the rear. Velux for additional natural light. Double glazed exit door to outside.

## TO THE FIRST FLOOR

### Landing

With a radiator, a double glazed window to the rear and a loft access point.

### Bedroom (1)

With a radiator and a double glazed bay window to the front.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space.

### Bedroom (3)

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

### Bedroom (4)

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

### Family Bathroom

With a walk-in shower area, wash hand basin with storage unit and mirror fitment adjacent and a low level WC. There are double glazed windows to two elevations, a radiator and tiled decor.

### Outside

To the front of the property there are ample off road parking facilities on an enclosed, block paved forecourt area with double gates fitted. To the rear is an enclosed, good sized garden with lawn, patio etc. The property has a STORAGE GARAGE, where the central heating boiler is located, that is accessed via an up and over door.

### Additional Information



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

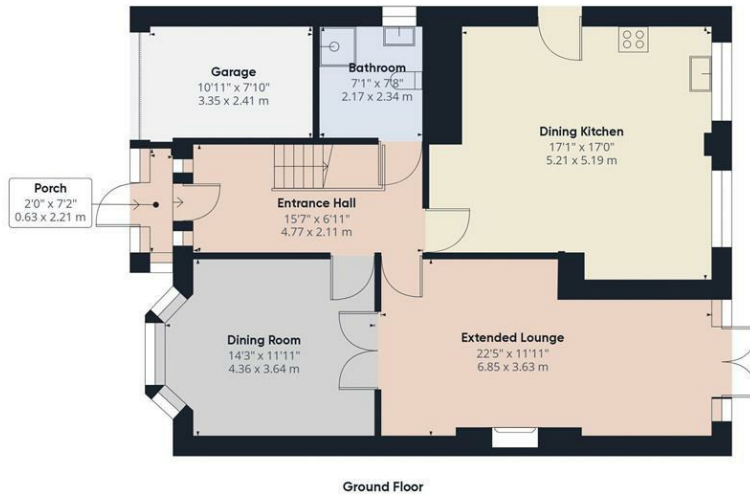
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No smokers

No pets

Tenant(s) income no less than monthly rent x 30 (£57,000).



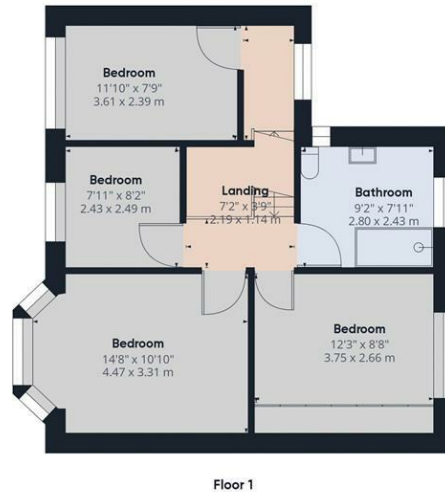


Approximate total area<sup>®</sup>  
1557.26 ft<sup>2</sup>  
144.67 m<sup>2</sup>

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



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

