



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area[®]
1213.85 ft²
112.77 m²

Reduced headroom
7.97 ft²
0.74 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.

GIRAFFE360



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PAUL BIRTLES
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Haig Road
Manchester
M32 0DP

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**91 Haig Road
Stretford
Manchester
M32 0DP**

£1,500 PCM



AVAILABLE NOW A FOUR BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY. Significantly extended and offering excellent family accommodation with a large, enclosed rear garden. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Extensive ground floor accommodation. Situated in a popular and highly regarded location that's within easy reach of local amenities. Adjacent to Victoria Park junior school. Unfurnished. Strictly no pets. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Area

With a feature double glazed entrance door with double glazed windows adjacent. Opening to :

Entrance Hall

With a radiator and stairs off to the first floor rooms.

Lounge

With a radiator and double glazed bay window to the front. Further double glaze window to the side. A coal effect fire is set within a feature fireplace.

Dining Room

With a radiator. Opening to:

Breakfast Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working services. A range style cooker is in situ along with a dishwasher and fridge freezer. Tiled areas, radiator and the Vaillant combination gas central heating boiler. There are two double glazed windows to the rear and double glazed double doors to the garden. Opening to:

Office/Study

With a radiator.

TO THE FIRST FLOOR

Landing

with a loft access point. Useful storage area off.

Bedroom (1)

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

En-Suite Shower Room

With a shower, low level WC and wash hand basin. Double glazed window to the side, ladder radiator and tiled decor.

Bedroom (2)

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

Bedroom (3)

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

Bedroom (4)

With a radiator and double glazed windows to 2 elevations.

Family Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti-splash screen fitted. Double glazed window to the rear, tiled decor and a ladder radiator.

Outside

To the front of the house is a lawn and a driveway for off road parking. To the rear is a really good sized garden with lawn that's enclosed all round.

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 (£45,000)

