



Peel Green Road
Manchester
M30 7AY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

54 Peel Green Road
Eccles
Manchester
M30 7AY



£1,250 PCM

AVAILABLE NOW A spacious three bedroom mid town house in a great location with easy access to transport links. Enclosed Gardens to the front and rear. Fitted kitchen. Gas central heating system - combination boiler. Unfurnished. No pets/No smokers.

TO THE GROUND FLOOR

Entrance Hall

With a UPVC double glazed entrance door. Laminate flooring. Radiator. Stairs lead off to the first floor rooms. Storage area off where the meter are located. Double glazed exit door to the rear.

Lounge

With a double glazed window, laminate flooring, radiator and electric fireplace.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Double glazed window to the rear. Tiled areas. Appliances comprise washing machine and fridge/freezer. (Not maintained by the landlord).

Downstairs WC

With a low level WC and inset wash hand basin. Tiled areas.

TO THE FIRST FLOOR

Landing

With a loft access point and storage cupboard off.

Bedroom (1)

With a double glazed window to the front. Radiator. Laminate flooring. Built in wardrobe.

Bedroom (2)

With a double glazed window to the rear. Radiator, laminate flooring. Built in storage cupboard off housing the combination gas central heating boiler.

Bedroom (3)

With laminate flooring, radiator and double glazed window to the front.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Telephone style shower attachment with a rail and curtain fitted. Tiled areas. Radiator. Double glazed window to the rear.

Outside

Enclosed garden to the front. To the rear the garden is paved for ease of management with a rear access gate.

Additional Information

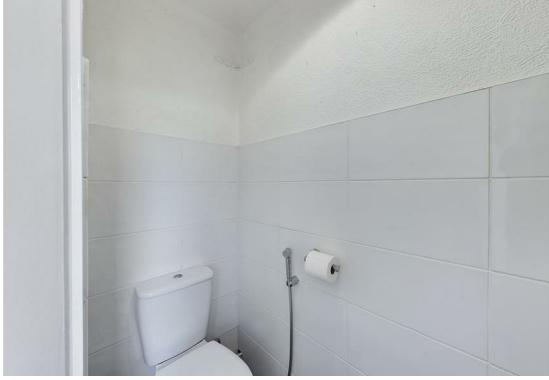
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

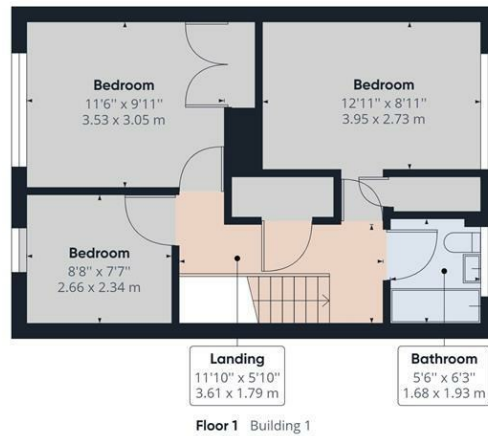
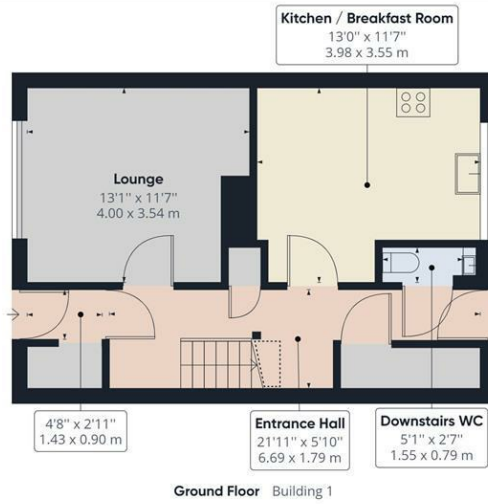
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No smokers

No pets

Tenant(s) income no less than the monthly rent x 30 (£37,500)





Approximate total area⁽¹⁾
883.55 ft²
82.08 m²

Reduced headroom
15.25 ft²
1.42 m²

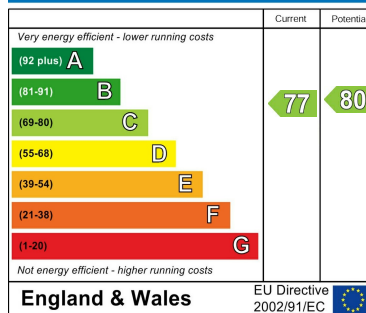
(1) Excluding balconies and terraces

☒ 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

Energy Efficiency Rating



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

