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Approximate total area<sup>(1)</sup>

1139.9 ft<sup>2</sup>

105.9 m<sup>2</sup>

(1) Excluding balconies and terraces

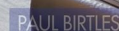
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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36 Whitelake Avenue  
Flixton  
Manchester  
M41 5QN

£1,395 PCM



**\*AVAILABLE NOW\*** A really spacious older style semi-detached property. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Three separate reception rooms plus fitted kitchen with appliances. Large, well appointed bathroom with shower. Off-road parking to the front of the property. Enclosed garden, with rear access, to the rear. Situated in a popular location that’s convenient for local amenities. Must be viewed to be appreciated. Part furnished. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a brand-new (2025) feature double glazed entrance door. Radiator, exposed floorboards and stairs leading off to the first floor rooms.

Lounge

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

Sitting Room

With a radiator and a log burner inset within the chimney breast with a wooden mantle. Double glazed double doors lead out to the rear patio and garden beyond.

Dining Room

With a radiator and a double glazed window to the side. Under the stairs storage space off, exposed floorboards and opening to:

Kitchen

With a Belfast style sink with a period style mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated dishwasher and washing machine. Fridge freezer housed within a recess adjacent. Tiled areas, double glazed window to the rear and exit door to the side. Oak flooring.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

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

Bedroom (2)

With a radiator and a double glazed window to the rear. Good range of fitted wardrobes and storage units.

Bedroom (3)

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

Family Bathroom

With a white suite comprising panelled bath, pedestal wash handbasin and low level WC. Tiled areas, radiator and double glazed window to the side. A “Triton” shower is installed over the bath and an anti- splash screen is fitted. Period style fittings.

Outside

To the front of the house is a hard standing area for off road parking. To the rear is an enclosed garden with lawn, patio and shed.

Additional Information

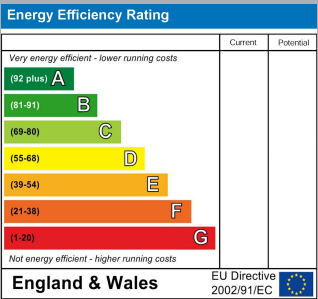
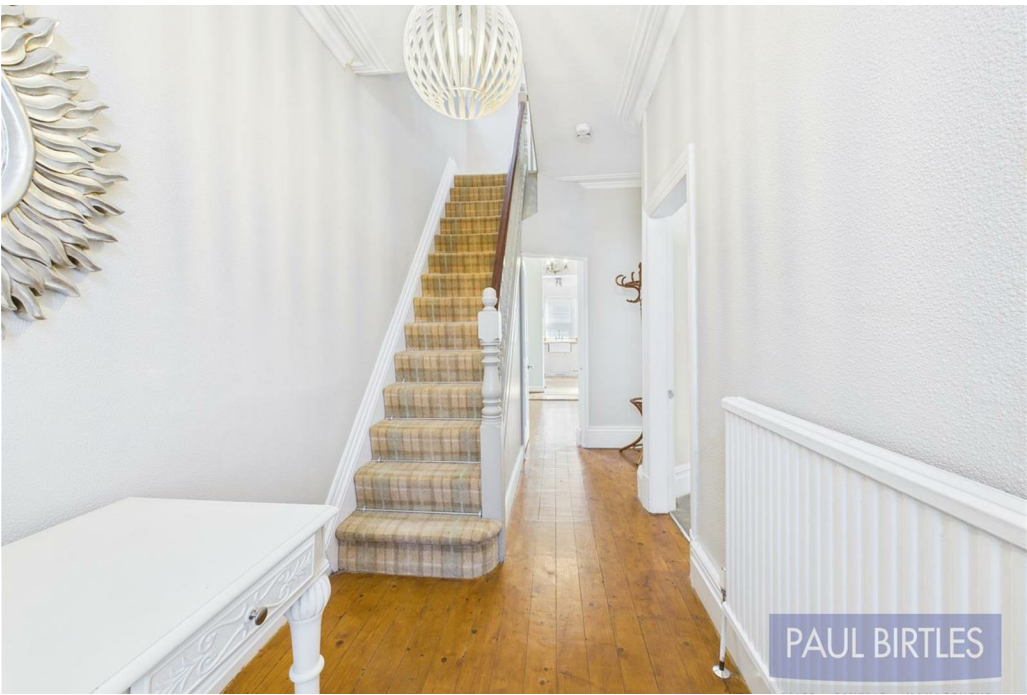
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£44,850)



PAUL BIRTLES

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