



Orchard Avenue
Manchester
M31 4DL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Orchard Avenue
Partington
Manchester
M31 4DL



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£1,000 PCM

AVAILABLE 20th MAY A post-war built semi-detached property. Upgraded in recent times. 22' Through lounge/dining room. Extended kitchen with oven and hob. Three good sized bedrooms. Bathroom with shower-separate WC. Off road parking facility. Easily managed front and rear gardens. Not overlooked from the rear. Gas central heating system and double glazing. Inspection highly recommended. Unfurnished. No pets/no smokers.

TO THE GROUND FLOOR

Entrance Area

With a UPVC entrance door and side panel. Laminate flooring.

Through lounge/dining room

With two radiators, laminate flooring and a feature fireplace. There are double glazed windows to each end of the room. Stairs off to the first floor rooms.

Extended Kitchen

With a twin bowled stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven and hob. Double glazed windows to two elevations and double glazed exit door to outside. Tiled areas, radiator and understairs storage space off.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with an anti splash screen fitted. Tiled areas, radiator and a double glazed window to the rear.

Separate WC

With a low level WC, tiled areas and a double glazed window to the rear.

Outside

There are easily managed front and rear gardens and a driveway for off road parking. The garage is partly used by the landlord for storage purposes so the tenants can use only a small section for their own items.

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 (£30,000)



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Approximate total area⁽¹⁾

969.94 ft²
90.11 m²

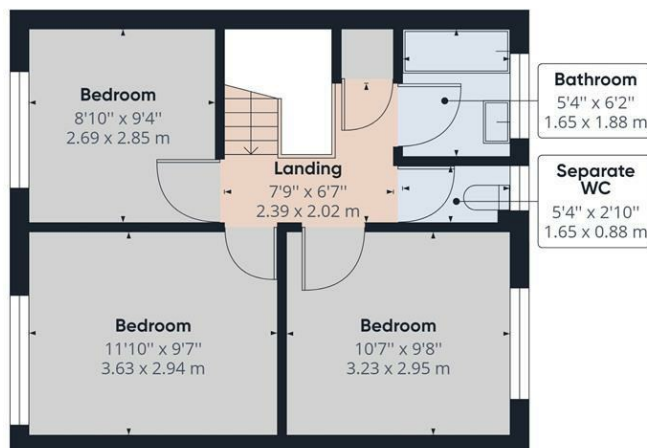
(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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