



SALES • RENTALS • MANAGEMENT

Excluding balconies and terraces

GIRAFFE360



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49 Audley  
Avenue  
Stretford  
Manchester  
M32 9TQ

£1,275 PCM



\*AVAILABLE 01/06/2025\* A well presented two double bedroom semi-detached property. Lounge-Kitchen/Diner-Utility Room. Well appointed bathroom and shower. Off road parking and pleasant, enclosed rear garden with patio areas. Conveniently situated for local amenities. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a radiator. Wood flooring. Opening to:

Lounge

With a radiator and a double glazed bay window to the front. Further double glazed window to the side. Wood flooring.

Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces. Gas cooker in situ. Double glazed window to the side and double glazed double doors to the rear garden. Wood flooring. Radiator and tiled areas.

Utility Room

With a double glazed window to the rear. The 'Vaillant' combination gas central heating boiler is located here. Plumbing for a washer and space for fridge/freezer.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom (1)

With a radiator and a double glazed window to the front. Walk-in wardrobe area off.

Bedroom (2)

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

Bathroom

With a three piece white suite comprising panelled bath,

pedestal wash hand basin and low level WC. A shower is installed over the bath with a rail and curtain fitted. Tiled decor, radiator and double glazed windows to two elevations.

Outside

To the front of the property is an off road parking facility. To the rear is an enclosed garden with patio areas.

Additional Information

Please note the Landlady is happy to leave the following items but will not be responsible for the repair, maintenance or replacement of the same.  
Items as follows which can be included as gifts therefore will not be replaced in the future:

- Washing machine
- Fridge freezer
- Dining room table and chairs
- Shed
- Garden table

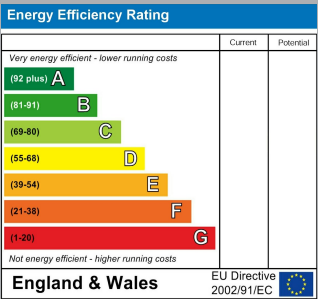
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£38,250)



PAUL BIRTLES

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