



SALES • RENTALS • MANAGEMENT

Approximate total area⁽ⁿ⁾

846 ft²

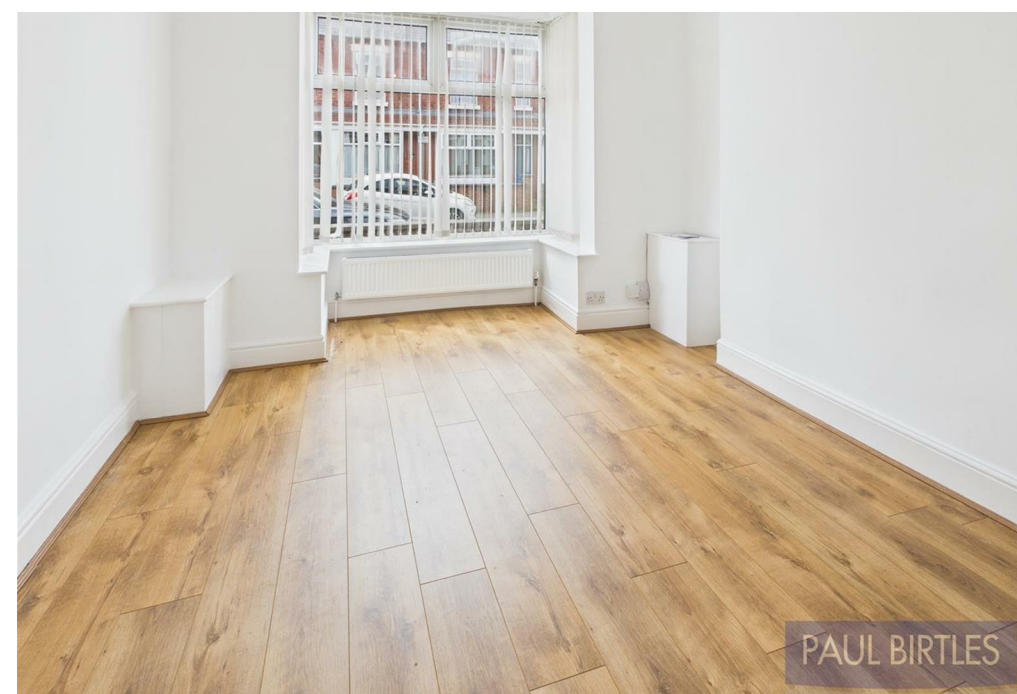
78.6 m²

(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.

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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4 Darley Street
Stretford
Manchester
M32 0PW

£1,250 PCM



AVAILABLE IMMEDIATELY Situated in the ever popular Gorse Hill area of Stretford. A spacious three-bedroom mid terraced property. Gas central heating system-combination boiler. Large through lounge/dining room. Fitted kitchen with built-in oven and hob. Well appointed bathroom with shower. Forecourt and enclosed courtyard to the rear. Conveniently situated for local amenities. Easy access to Manchester city Centre. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Vestibule giving access to :

Entrance Hall

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

Lounge

With a radiator and a double-glazed bay window to the front. Wood affect flooring and opening to

Dining Room

With a radiator and a double-glazed window to the rear. Wood effect flooring and there's a useful understairs storage off.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Wall mounted "Baxi" combination gas central heating boiler. There are double glazed windows to 2 elevations and a door to outside. Space for appliances with plumbing provided for an automatic washing machine, tiled areas and a recess ideal for fridge/freezer.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and two double glazed windows to the front.

Bedroom (2)

With a radiator and a double-glazed window to the rear. Decorative period style fireplace and fitted storage cupboards.

Bedroom (3)

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

Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash handbasin and low-level WC. A shower is installed over the bath and an anti splash screen is fitted. Double glazed window to the side, extractor fan and a chrome ladder radiator. Tiled areas.

Outside

To the front of the property is a paved forecourt whilst, to the rear, is an enclosed courtyard with a rear access gate and an outside storage facility.

Additional Information

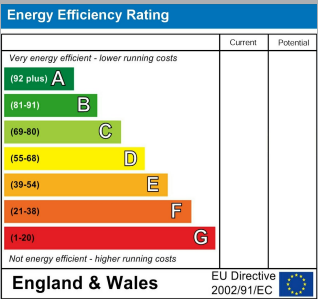
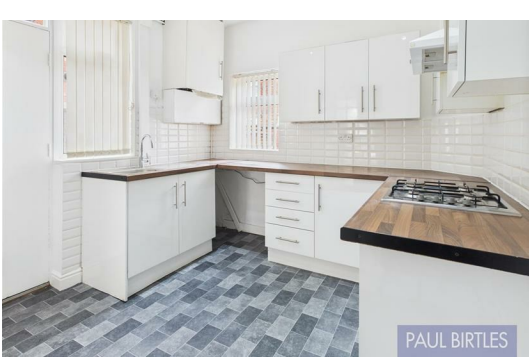
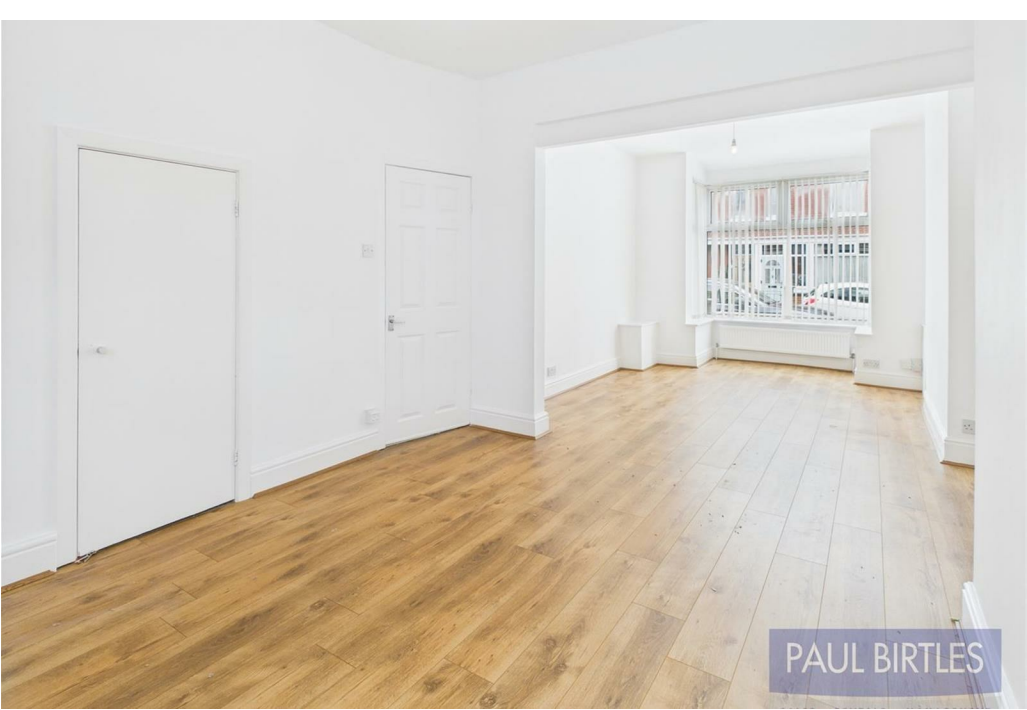
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£37,500)



PAUL BIRTLES

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