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PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Kirkman Avenue
Eccles
M30 7AH

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3 Kirkman Avenue Eccles Manchester M30 7AH

£995 PCM



AVAILABLE 12TH MAY 2025. A two bedroomed mid terraced. Great location close to the Trafford Centre. Fitted kitchen. NO PETS. NO SMOKERS.

Entrance Hallway

With laminate flooring.

Living Room

13'8" x 11'6"

With a double glazed window. Laminate flooring. Radiator. Double doors opening into the dining room

Dining Room

12'6" x 11'6"

With a double glazed window. Laminate flooring. Understairs storage cupboard. Feature fireplace. Stairs to the first floor.

Kitchen

11'0" x 8'6"

With a superb range of modern fitted wall and base units incorporating a sink unit, gas hob, electric oven, extractor hood. Washing machine. Fridge/freezer. Double glazed window. Radiator. Rear access door.

First Floor Landing

With loft access point.

Bedroom 1

12'0" x 11'6"

With a double glazed window. Radiator. Fitted robes.

Bedroom 2

With a double glazed window. Radiator. Fitted double robe.

Bathroom

9'4" x 8'7"

With a white suite comprising panelled bath, pedestel wash

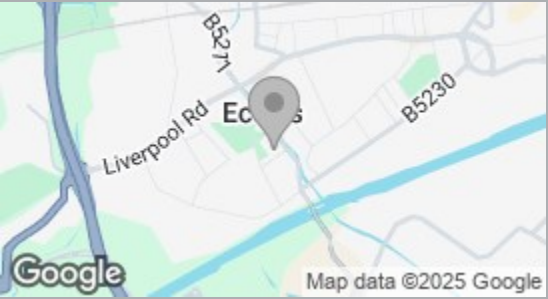
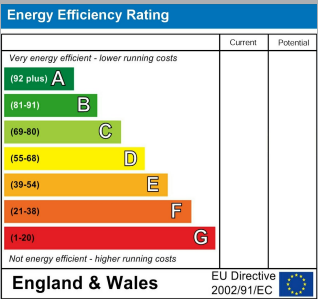
hand basin, low level WC. Shower cubicle with shower. Radiator. Double glazed window.

Outside

There is a small garden forecourt to the front elevation and a pleasant yard area to the rear

Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities, a security deposit 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 (£29,850)



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