



SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
679.12 ft²
63.09 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

**SALES • RENTALS • MANAGEMENT**

SALES • RENTALS • MANAGEMENT

12 Ingle Nook
Close
Carrington
M31 4RG

£1,300 PCM



AVAILABLE 20th JULY 2025 A well presented three bedroom town house property that occupies a cul-de-sac location with off-road parking for two cars and an enclosed rear garden. Gas central heating system and double glazing. Good sized lounge/dining room. Fitted kitchen with appliances. Useful downstairs WC. Well appointed main bathroom with shower. Conveniently situated for local amenities. Easy access to the national motorway network. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Door

With a radiator and stairs off to the first floor rooms. Door to :

Downstairs WC

With a low level WC and wash hand basin. Double glazed window, radiator and an extractor fan.

Lounge/Dining Room

With two radiators, a double glazed window to the rear and double glazed double doors to outside. Laminate flooring. Under stairs storage off.

Kitchen

With a single drainer stainless steel sink unit and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven hob and extractor. Tiled areas, radiator and double glazed window to the front. Fridge freezer and washing machine. The 'Baxi' gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

with a loft access point.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash basin and low level WC. Over the bath shower with an anti-splash screen fitted. Radiator, tiled areas and an extractor fan.

Outside

To the front of the property are off-road parking facilities for two cars whilst, to the rear, is a pleasant enclosed garden.

Additional Information

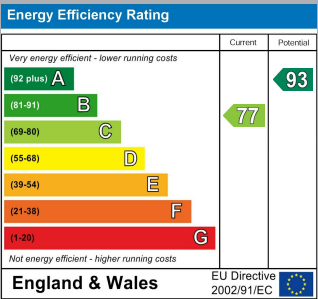
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of the equivalent of one months rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£39,000)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT