



Haig Road  
Manchester  
M32 0DP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

54 Haig Road  
Stretford  
Manchester  
M32 0DP



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£1,250 PCM

**\*AVAILABLE 1st AUGUST\*** A pleasant two bed semi detached in a great location close to the Metro. Fitted kitchen with integrated appliances. Two bedrooms and bathroom with shower. Driveway and garage. NO PETS. NO SMOKERS. PART FURNISHED.

## TO THE GROUND FLOOR

### Entrance Hall

With laminate flooring, radiator, double glazed UPVC window. Stairs to the first floor.

### Living Room

15'11" x 10'8"

With a double glazed UPVC bay window with blinds. Laminate flooring. Radiator. Bookcase. Table and chairs.

### Kitchen

14'8" x 6'9"

With an excellent range of fitted wall and base units incorporating a gas hob, electric oven, washing machine, fridge and freezer. Two double glazed windows with blinds. Rear access door. Radiator. Understairs storage cupboard housing boiler.

## TO THE FIRST FLOOR

### First Floor Landing

Double glazed window. Loft access point.

### Bedroom (1)

11'8" x 10'6"

With a double glazed window with curtains and blinds. Radiator. Wardrobes.

### Bedroom (2)

11'1" x 7'10"

With a double glazed window and blind. Radiator. Desk. Two drawer units.

### Bathroom

6'11" x 5'10"

With a white suite comprising bath with shower over, low level WC, wash hand basin. Double glazed window.

### Outside

There are easily maintained garden areas to the front and rear with a driveway for off the road parking and a brick garage.

### Additional Information

Rent will be payable monthly, in advance and we 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.

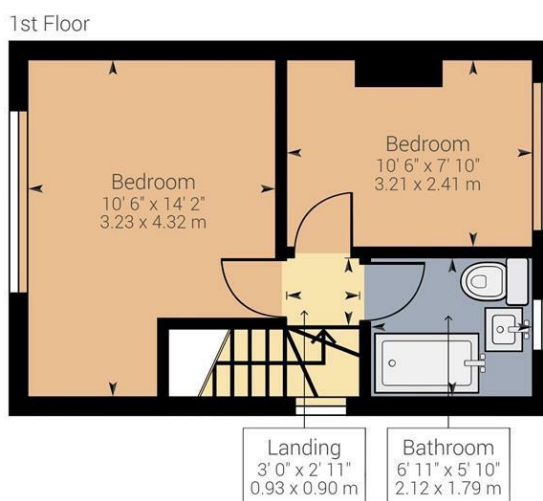
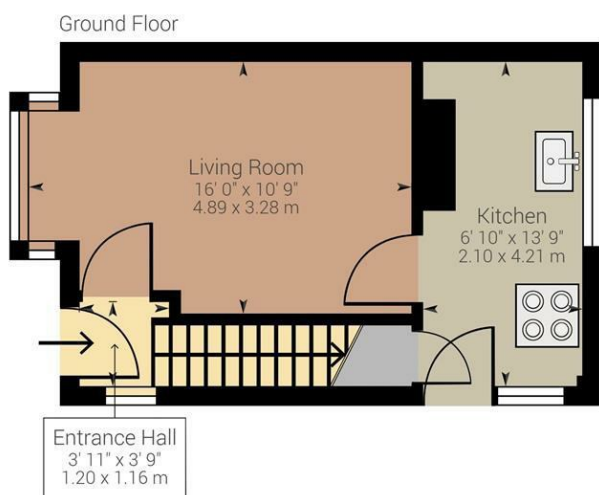
No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£37,500)







Approximate net internal area: 583.03 ft<sup>2</sup> / 54.17 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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