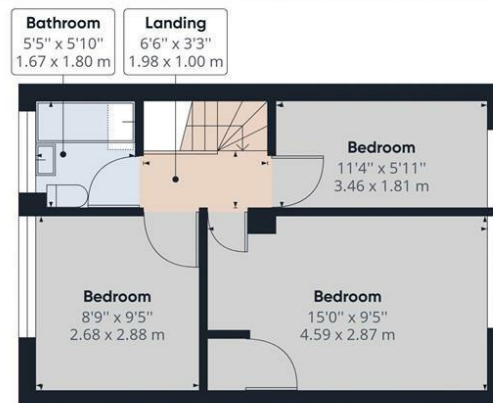




Ground Floor



Floor 1

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Approximate total area⁽¹⁾
716.35 ft²
66.55 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



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Irlam
M44 6HY

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100 Morillon
Road
Irlam
Manchester
M44 6HY

£995 PCM



AVAILABLE 22ND OCTOBER A three bedroom mid town house property. Well presented and much improved. Lounge plus fitted kitchen with built in oven and hob. Well appointed bathroom with shower. Enclosed garden to the front and rear. On-street parking adjacent. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Conveniently situated for local amenities. Directly off Silver Street near Irlam FC. Unfurnished. Virtual tour available.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and side panels. Stairs lead off to the first floor rooms beneath which there's a useful storage area.

Lounge/Diner

With a feature fireplace. Two radiators. Double glazed window and exit door to the rear. Laminate flooring.

Kitchen

With a single drainer stainless steel sink unit and an excellent range of fitted base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the front, tiled areas and a radiator. Fridge/freezer. Space for appliances with plumbing for a washer. Double glazed exit door to the side.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the rear. A cupboard houses the 'Worcester' combination gas central heating boiler.

Bedroom (2)

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

Bedroom (3)

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. Chrome ladder radiator, double glazed window to the front and attractive decor. Over the bath shower with an anti splash screen fitted.

Outside

Enclosed gardens to the front and rear. Outside storage. On-street parking adjacent.

Additional Information

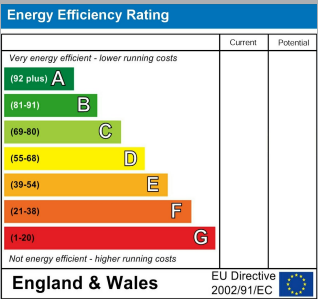
Rent will be payable monthly, in advance and will be exclusive of council tax and other utilities.

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 (£29,850)



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