



SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾

988 ft²
91.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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3 St. Davids Walk
Stretford
Manchester
M32 9HW

£1,500 Per Calendar Month



AVAILABLE MID-DECEMBER A spacious three bedroom semi-detached property situated in a popular and convenient location within easy reach of local amenities, transport links and well regarded local schools. Approx 988 sq ft. Two separate reception rooms plus kitchen and dining area/conservatory. Well appointed family bathroom. Enclosed rear garden. Off road parking to the front. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator. Meter cupboards off. Double glazed window to the side elevation. Understairs storage off.

Lounge

With a double glazed bay window to the front. Laminate flooring. Radiator. Feature fireplace with surround provides a focal point of this room.

Sitting Room

With double glazed patio doors with adjacent side windows leading out to the rear garden. Laminate flooring. Radiator. Fireplace inset within chimney breast.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Plumbing for washer and space for fridge/freezer. Tiled areas. Laminate flooring. Archway open to:

Dining Area/Conservatory

Built on at the rear of part brick construction with double glazed units and exit doors leading out to the patio and garden beyond. Radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator. Loft access point.

Bedroom (3)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

Bathroom

With a suite comprising panelled bath, low level WC, Vanity wash hand basin and separate walk-in shower enclosure. Chrome ladder radiator. Spotlighting. Extractor fan. Two double glazed windows to the side elevation. Tiled areas.

Outside

To the front is an off road parking facility. To the rear is an enclosed garden with lawned and paved patio areas.

Additional Information

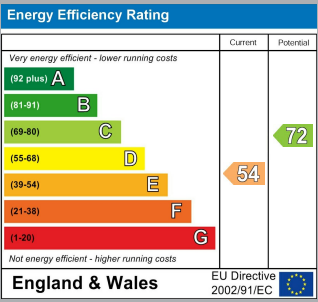
All applications subject to referencing.

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

Tenant(s) income no less than monthly rent x 30 (£45,000)



PAUL BIRTLES

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