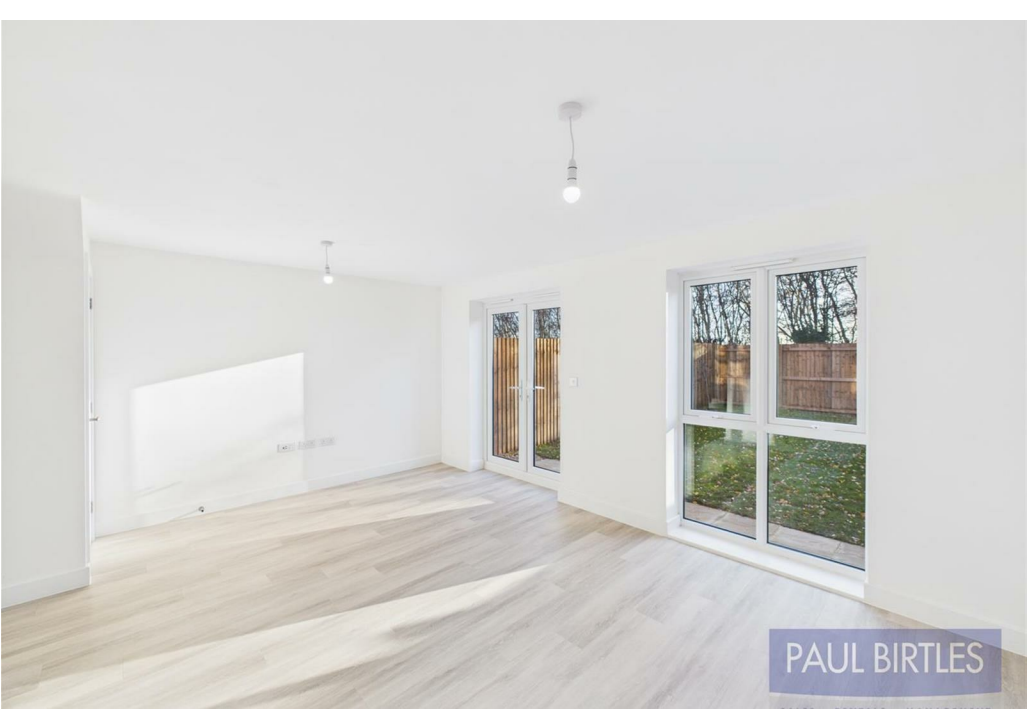


56 Magpie Lane
Partington
M31 4TQ

£1,500 Per Calendar Month



NEW BUILD A newly constructed three bedroom/two bathroom mid terraced property. Fitted kitchen with integrated appliances. Large lounge opening to enclosed rear garden with further enclosed bike/storage area. Useful downstairs WC. Well proportioned double bedrooms with fitted wardrobes. En-suite to master bedroom. Beautifully appointed bathroom. Off road parking to the front for two cars with EV charging point. A rare opportunity on the rental market. Must be viewed to be appreciated. Virtual Tour Available. Strictly no pets. Approx 849 sq ft.



TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. LVT flooring. Door off to:

Downstairs WC

With a low level WC and pedestal wash hand basin with tiled splashback. Radiator. Extractor fan.

Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Bosch oven and gas hob with extractor canopy. Integrated dishwasher, washing machine and fridge/freezer. Radiator. Double glazed window to the front elevation. LVT flooring to match the ground floor. Undercounter lighting. Cupboard off housing the Ideal Logic combination gas central heating boiler.

Lounge

A spacious and bright lounge with double glazed picture window and double glazed patio doors leading out to the rear patio and garden beyond ensuring this room is flooded with natural light. LVT flooring. Radiator. Large storage cupboard off.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed picture window to the rear elevation. Radiator. Fitted wardrobes with mirror fronted sliding doors. Door off to:

En-Suite Shower Room/WC

With a walk-in shower enclosure, low level WC and pedestal wash hand basin with tiled splashback. Radiator. Tiled flooring. Extractor fan.

Bedroom (2)

With a double glazed picture window to the front elevation. Radiator. Fitted wardrobes with mirror fronted sliding doors.

Bedroom (3)

With a double glazed window to the rear elevation. Radiator. Fitted wardrobes with mirror fronted sliding doors.

Bathroom

With a three piece white suite comprising panelled bath, pedestal was hand basin and low level WC. Shower attachment over the bath with tiled splashbacks. Radiator. Tiled flooring. Double glazed window to the front elevation. Extractor fan.

Outside

To the front of the property is a block paved driveway for two cars with EV charging point. To the rear is an enclosed rear garden with patio and lawned areas with a further bike/storage area.

Additional Information

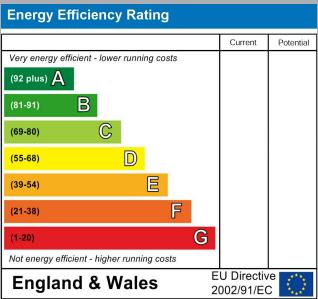
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£45,000)



PAUL BIRTLES

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