

Fishermore Road
Manchester
M41 8TU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Fishermore Road
Flixton
Manchester
M41 8TU



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£1,695 PCM

AVAILABLE 5TH FEBRUARY A three double bedroom/two bathroom semi-detached property situated in a popular and sought after location in Flixton. Occupying an excellent sized corner plot. Superb standard of presentation throughout. Lounge-Kitchen/Dining Room - Downstairs Shower Room/WC-Office/Study. Three excellent sized bedrooms. Well appointed high specification bathroom. Excellent off road parking facilities to the front on a block paved driveway. Garden areas to the rear and side. A rare opportunity on the rental market. Unfurnished. No pets/no smokers. Must be viewed to be fully appreciated.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With alarm control panel. Stairs lead off to the first floor rooms. Door to lounge and also to:

Study/Office

With a radiator and double glazed window to the front elevation. Electric meter cupboard. Ideal for use as a home office/study.

Lounge

With a double glazed window to the front. Radiator. Meter cupboard. HIVE heating control. LVT flooring. Door to:

Kitchen/Dining Room

A newly fitted kitchen with an excellent range of base and wall cupboard units and working surfaces incorporating an inset sink unit with mixer tap, oven and electric hob with extractor above. Space for appliances. Plumbing for a washer. Tiled areas. Double glazed window to the rear elevation.

In the dining section is a double glazed window to the side elevation and bi-fold doors out to the rear patio and garden. LVT flooring to match the lounge/kitchen. Radiator. Door to:

Shower Room/WC

With a walk-in shower enclosure, wash hand basin with storage below and a low level WC. Tiled areas. Heated towel rail. Tiled areas.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage with power, light and a drop down ladder.

Bedroom (1)

With a double glazed window to the front. Radiator. Built in wardrobe/storage off. Laminate flooring.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

A superbly appointed bathroom with double glazed windows to the front and rear elevations. Free standing bath with shower attachment over, large walk-in shower enclosure, low level WC and wash hand basin with storage below. LED light mirror. Tiled areas. Chrome vertical radiator. Tiled areas.



Outside

To the front of the property are off road parking facilities for numerous cars on a newly laid block paved driveway.

To the side is a garden area (landlord to seed when weather permits) continuing to the rear of the property where there is a further patio area and garden. (Landlord to seed when weather permits).

Outside hot and cold taps. Outside power sockets.

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.

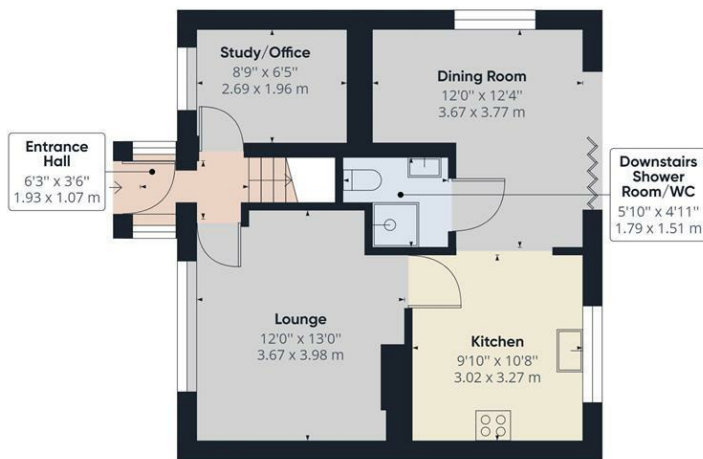
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No Smokers

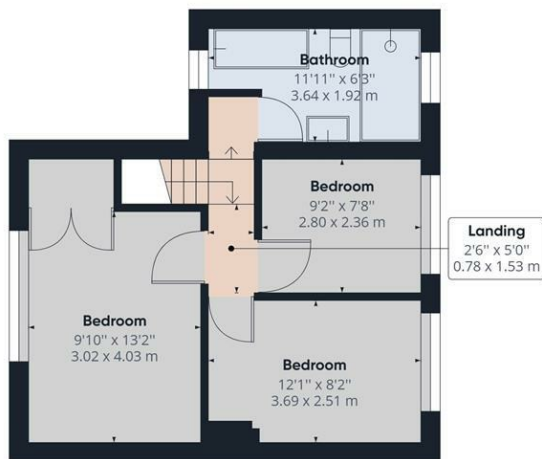
No Pets

Tenant(s) income no less than monthly rent x 30 (£50,850)





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
927.12 ft²
86.13 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

Energy Efficiency Rating

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