



## Contact

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# PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Barton Road  
Davyhulme  
M41 7HP

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74 Barton Road  
Davyhulme  
Manchester  
M41 7HP

£1,050 PCM



AVAILABLE 31ST JANUARY. A two bed ground floor flat. Fitted kitchen and tastefully appointed bathroom. GAS CGTG and DG. Off road parking. NO PETS NO SMOKERS

Entrance Vestibule

Leading to the living room.

Living Room

13'9" x 11'6"

With double glazed window and curtain. Radiator. Laminate flooring.

Kitchen

9'10" x 8'11"

With a superb fitted kitchen with a sink unit, gas hob, electric oven, dishwasher. Space for washing machine and fridge. Rear access door. Radiator. Gas central heating combination boiler.

Rear Conservatory

7'5" x 7'4"

Leading to the rear gardens.

Inner Hallway

With spacious storage cupboards.

Bedroom 1

11'6" x 10'7"

With a double glazed window and curtain. Radiator and carpet.

Bedroom 2

10'8" x 10'1"

With a double glazed window and curtain. Radiator and carpet.

Bathroom

6'0" x 6'0"

With a modern white suite comprising of a panelled bath with

shower and screen over, wash hand basin, low level WC. Tiled walls. Double glazed window. Radiator.

Outside

There is a gated off road parking area to the rear elevation and an excellent sized mainly lawned garden. Please note that the garage is for the landlords use only.

Additional Information

All applications subject to referencing .

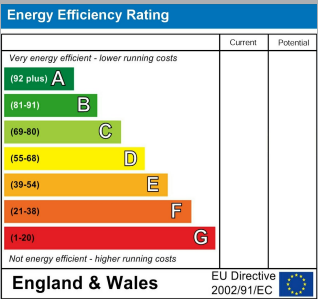
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of the equivalent of 5 weeks rent will be payable prior to the tenancy start date.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£31,500)



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