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**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Lincoln Avenue  
Stretford  
M32 9TX

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**34 Lincoln Avenue  
Stretford  
Manchester**  
M20 0TV

£1,350 Per Calendar Month



**\*AVAILABLE NOW\*** A well presented three bedroom semi-detached property. Through lounge/dining room. Breakfast kitchen. Useful downstairs WC. Well appointed bathroom. Good sized rear garden. Detached storage garage. Conveniently situated for local amenities, access to transport links and motorway network. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available. Approx 720 sq ft.

**TO THE GROUND FLOOR**

**Porch**

To:

**Entrance Hall**

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

**Downstairs WC**

With a low level WC and pedestal wash hand basin.

**Through Lounge/Dining Room**

With double glazed bay window to the front elevation and double glazed window to the rear. Wall light points. Laminate flooring. Radiator. Coal effect gas fire set within a feature fireplace.

**Breakfast Kitchen**

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Gas hob with extractor above. Built in oven. Tiled areas. Plumbing for a washer and space for fridge/freezer. Radiator. Double glazed windows to the rear and side elevations.

**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. Radiator. Wall light points.

**Bedroom (2)**

With a double glazed window to the rear. Radiator.

**Bedroom (3)**

With a double glazed window to the side elevation. Radiator.

**Bathroom**

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. A shower is installed over the bath with an anti-splash screen fitted. Extractor fan. Cupboard off housing the combination gas central heating boiler. Radiator. Two double glazed windows.

**Outside**

Off road parking to the front with wrought iron gates. To the rear is a good sized garden with lawn and patio areas. Detached storage garage with power and light laid on.

**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 month's rent will be payable prior to the tenancy start date.

All applications subject to referencing.

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£40,500)



**Energy Efficiency Rating**

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

England & Wales EU Directive 2002/91/EC

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