



Approximate total area⁽¹⁾

675.49 ft²

62.75 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



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Flat A, 3 The Grange, Grange Avenue Flixton M41 6QE

£1,300 PCM



AVAILABLE 1ST AUGUST A TWO BEDROOM DUPLEX APARTMENT LOCATED WITHIN A MAGNIFICENT PERIOD PROPERTY. Lounge plus kitchen/diner. Bathroom/WC. Gas central heating system and double glazing. A gated development with two dedicated parking spaces. Conveniently situated for local amenities. no smokers. Unfurnished.

TO THE GROUND FLOOR

Hall

With stairs leading off to the first floor rooms.

Lounge

15'3" x 10'3"

With a radiator and a double glazed window. Storage space off.

Kitchen/Diner

10'5" x 10'3"

With a radiator and a double glazed window. Good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for washing machine, Integrated fridge and freezer.

TO THE FIRST FLOOR

Landing

With a double glazed window on the stairs. Radiator.

Bedroom (1)

15'1" x 11'10"

With a radiator and a double glazed window.

Bedroom (2)

13'9" x 10'0"

With a radiator and a double glazed window.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath

shower with an anti splash screen fitted. Velux window to provide natural light. Tiled areas. Radiator.

Outside

The development is set within well maintained communal grounds with two parking spaces within the gated parking area.

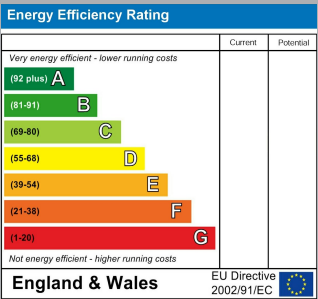
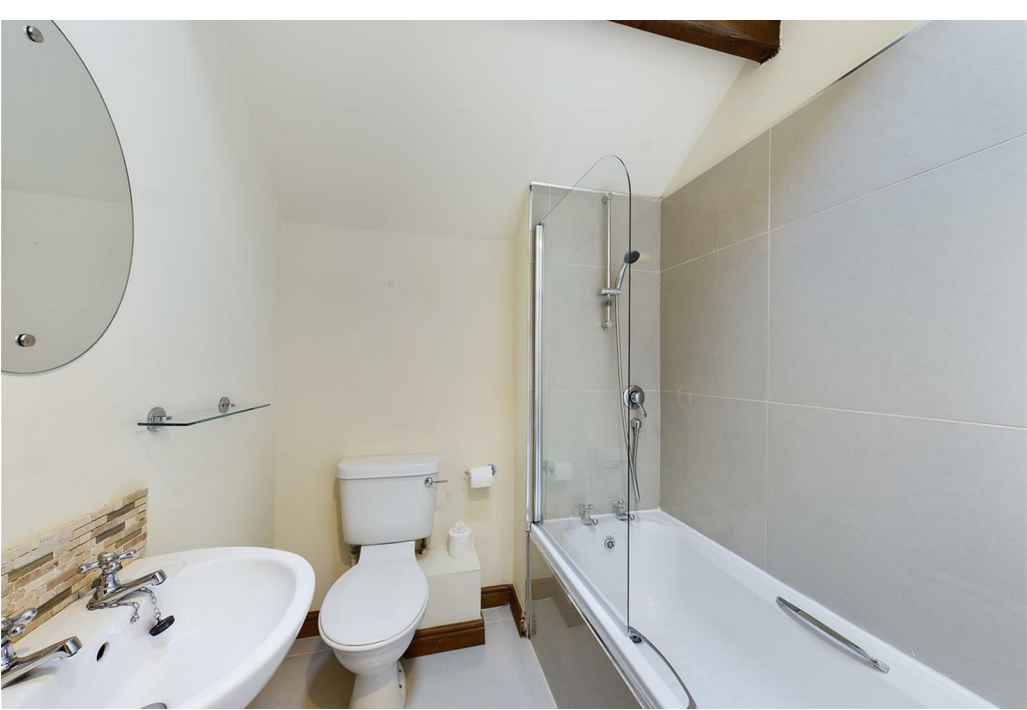
Additional Information

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

No Smokers

Tenant(s) income no less than monthly rent x 30 (£39,000)



PAUL BIRTLES

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