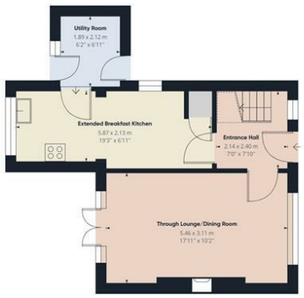

Ground Floor Building 1

Floor 1 Building 1

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Approximate total area(1)
748.89 ft²
69.57 m²

Reduced headroom
13.07 ft²
1.21 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Wentworth Avenue

Flixton
M41 9DW

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£1,395 PCM

3 1 1

AVAILABLE 1ST DECEMBER AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY* 18' Through lounge. 19' Extended breakfast kitchen. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Utility room built on. Bathroom/WC with shower. Off road parking for two cars to the front. Pleasant, enclosed garden to the rear. Situated in a popular and convenient cul-de-sac location. Inspection highly recommended. Unfurnished. No Smokers.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed door with a double glazed window adjacent. Laminate flooring, a radiator and stairs lead off to the first floor rooms.

Through Lounge/Dining Room

With a radiator. A coal effect fire is set within a feature fireplace. Double glazed French doors with fixed side panels lead out to the rear patio and garden beyond.

Extended Breakfast Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. A four ring gas cooker is in situ. There are double glazed windows to two elevations, there's a radiator and a double glazed exit door leads to the utility. Cupboard off where the 'Vaillant' combination gas central heating boiler is located. Extractor.

Utility Room

With doors to front and rear and a window to the rear. Cupboard space and working surface. Plumbing for a washer etc.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front. Laminate flooring.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the rear.

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. Double glazed window to the front. Ladder radiator and tiled areas. Storage space. Extractor fan.

Outside

To the front of the house are off road parking facilities for two cars. To the rear is a pleasant, enclosed garden with lawn etc.

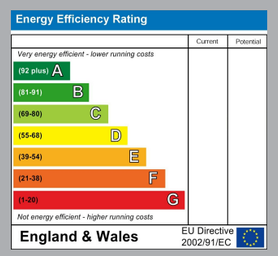
Additional Information

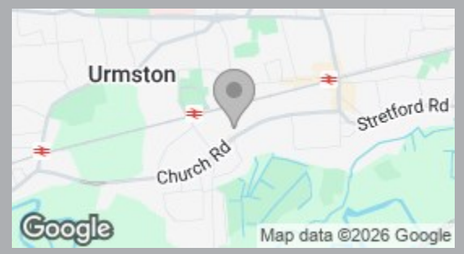
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£41,850)





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