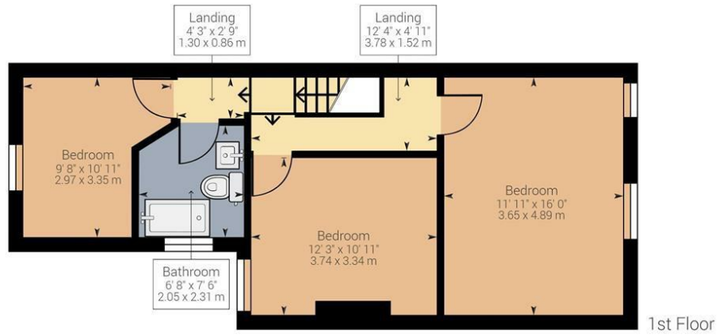
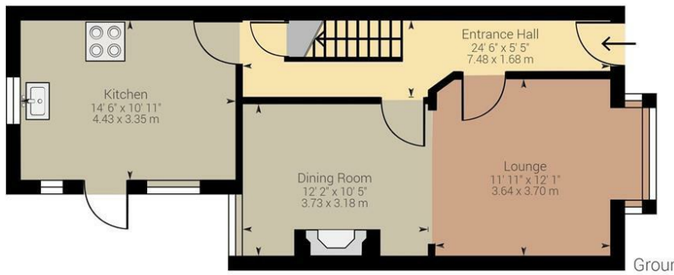


1st Floor



Ground Floor

Approximate net internal area: 1094.71 ft² / 101.7 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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

Taylors Road
Gorse Hill, Stretford
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AVAILABLE 01/10/26 *A REALLY SPACIOUS MID TERRACED PROPERTY WITH THREE DOUBLE BEDROOMS* Excellent standard of presentation right through. 27' Double reception room. Well fitted dining kitchen with built in oven and hob. Gas central heating system. Double glazed windows/exterior doors. Well appointed bathroom with shower. Conveniently situated for local amenities. Unfurnished /no smokers. Solar panels have been added to the property which should benefit the tenant on utility bills.

TO THE GROUND FLOOR

Porch
With a double glazed entrance door and side panels.

Entrance Hall
With laminate flooring, a radiator and stairs leading off to the first floor rooms with useful storage space below.

Through Lounge/Dining Room
A great sized double reception room, originally two separate rooms, with radiator to each end of the room, a double glazed bay window to the front and a double glazed window to the rear. A coal effect fire is set within a feature fireplace.

Dining Kitchen
With a one and a half bowl single drainer sink unit and a superb range of fitted base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated dishwasher. Radiator, double glazed windows to two elevations and a double glazed exit door to outside. Plumbing for a washer and space for
Fridge Freezer.

TO THE FIRST FLOOR

Landing
To:

Bedroom (1)
With a radiator and two double glazed windows to the front.

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, wash hand basin with storage below and a low level WC. Over the bath shower with an anti splash screen fitted. Tiled decor, double glazed window to the side and a ladder radiator. Spotlighting.

Outside
To the front of the house is an forecourt area whilst, to the rear, is an enclosed paved courtyard with a rear access gate.

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

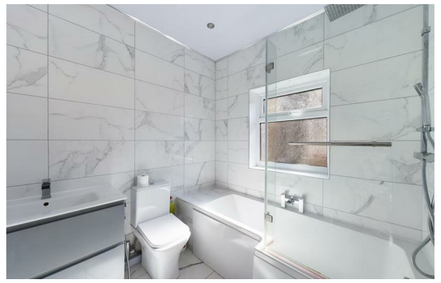
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

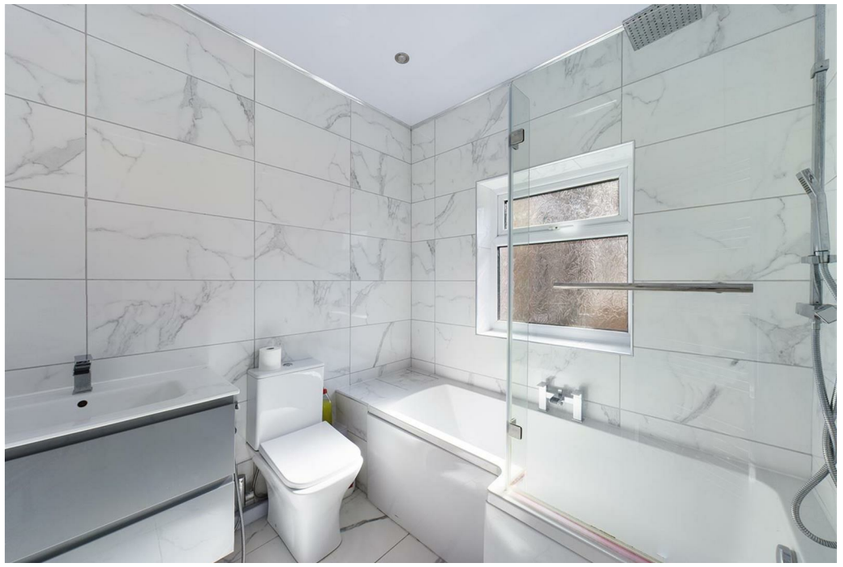
No Smokers

Tenant(s) income no less than monthly rent x 30 (£38,850)



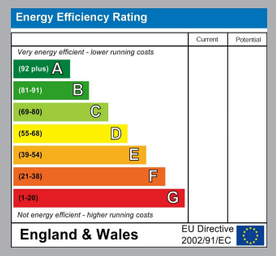


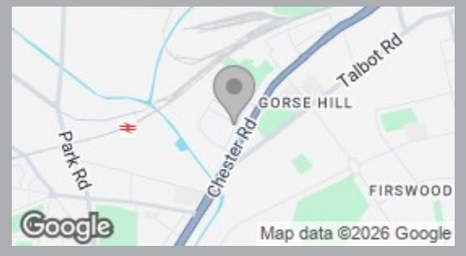












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