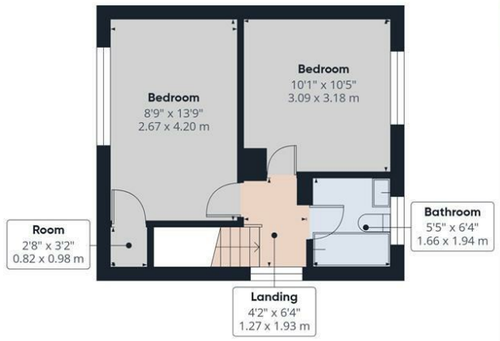
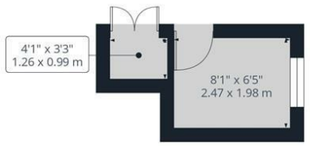
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)
684 ft²
63.4 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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119 Cheriton Road
Flixton
Manchester
M41 8RB

£1,250 pcm

2 1 1

A NEWLY REFURBISHED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY Through lounge/dining room. Beautifully appointed kitchen and bathroom areas. Approx 617 sq ft. Good sized enclosed rear garden. Must be viewed to be appreciated. Virtual tour available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Laminate flooring. Vertical radiator.

Lounge/Dining Room
With double glazed windows to each end of the room. Two radiators. Laminate flooring.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer inset sink unit with mixer tap. Bosch induction hob and oven with extractor canopy above. Plumbing for a washer. Integrated undercounter fridge. Double glazed window to the rear elevation and exit door to the side. Flooring to match the ground floor.

TO THE FIRST FLOOR

Landing
With a loft access point. Double glazed window to the side elevation.

Bedroom (1)
With a double glazed window to the front. Radiator. Storage cupboard off where the 'Potterton' gas central heating boiler is located.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bathroom
A beautifully appointed bathroom with suite comprising tile panelled bath, low level WC and wall hung Vanity wash hand basin. A shower is installed over the bath with a anti-splash screen fitted. Contemporary tiling. Ladder radiator. Double glazed window to the rear.

Outside
To the front and rear are enclosed garden areas. Storage area to the rear.

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

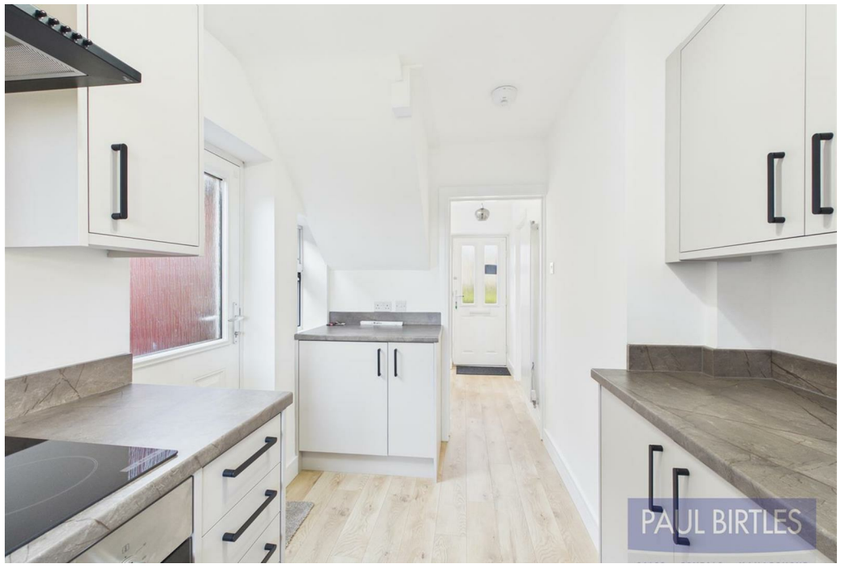
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

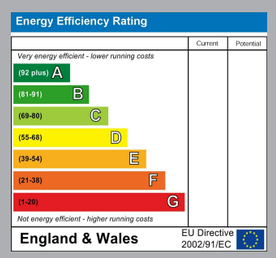
All applicants will be subject to referencing

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (37,500)





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