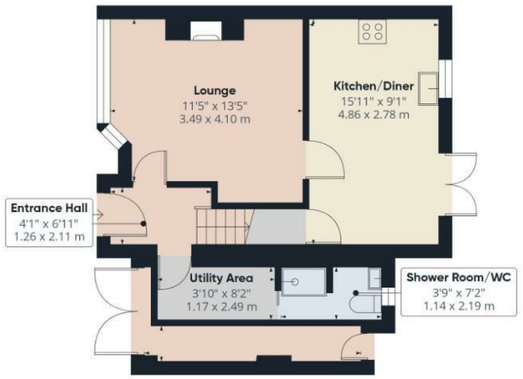


Ground Floor



Floor 1

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Approximate total area(1)
762 ft²
70.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360









Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

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Kingsway Park
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£1,500 Per Month

3 | 2 | 1 | D

AVAILABLE NOW A fully refurbished three bedroom semi-detached property. Providing prospective tenants with a fantastic opportunity to rent a turnkey property that has been renovated to a high standard. Lounge plus open plan kitchen/diner. Useful ground floor shower room/WC/utility. Beautifully appointed bathroom. Enclosed rear garden. Situated in a popular and most convenient location within easy reach of Trafford Retail Park, Trafford Centre, access to transport links including Metrolink, bus routes and National Motorway Network. Must be viewed to be appreciated. EPC Rating: D. Council Tax Band: B.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Laminate flooring/ Radiator. Built in meter cupboard. Door off to:

Lounge
With a double glazed bay window to the front elevation. Radiator. Electric fire set within the chimney breast. Fitted blind. Cottage door.

Open Plan Kitchen/Diner
A newly installed fitted kitchen with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Cooke & Lewis electric hob with extractor above and built-in oven. Plumbing for a washer. Laminate flooring. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Radiator. Understairs storage off. Double glazed window to the rear with fitted blind and double glazed patio doors with fitted blinds to the rear garden.

Ground Floor Shower Room/W/Utility Room
In the utility section there is a working surface with plumbing for a washer provided. Radiator. A sliding cottage door lead through to the shower room/WC section with large shower closure, wash hand basin and low level WC with extractor fan. Double glazed window to the rear. Skylight.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side elevation with fitted blind.

Bedroom (1)
With a double glazed window to the front elevation with fitted blind. Radiator.

Bedroom (2)
With a double glazed window to the rear elevation. Radiator. Loft access point.

Bedroom (3)
With a double glazed window to the front elevation. Radiator.

Bathroom
With a 'P' shaped panelled bath, pedestal wash hand basin and low level WC.A shower installed over the bath with an anti-splash screen fitted. Radiator. Built-in storage. Double glazed window to rear. Extractor fan.

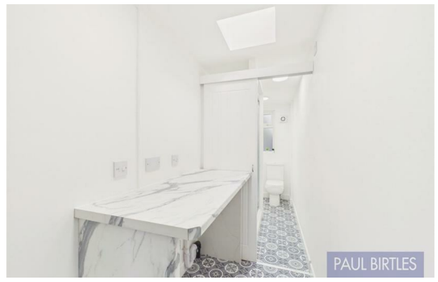
Outside
To the front of the property is an off road parking facility and lawned area. To the rear is a fully enclosed garden with paved patio, lawn and raised decking.

Additional Information
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. All applications subject to referencing.

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

Tenant(s) income no less than monthly rent x 30 (£45,000)



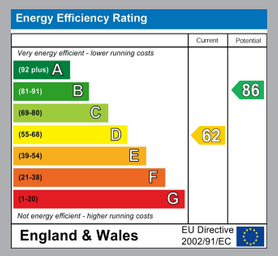


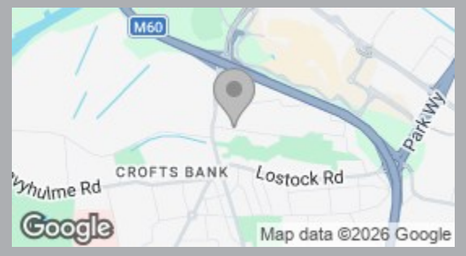












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