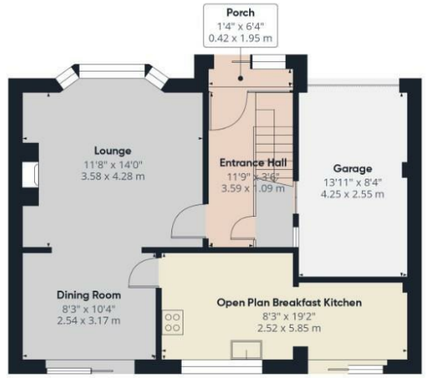
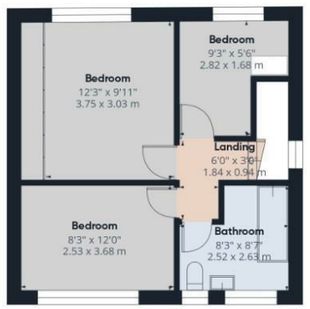


Ground Floor



Floor 1

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Approximate total area(1)

1003 ft²
93.2 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









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5 Filey Avenue
Davyhulme
Manchester
M41 8DD

£1,650 PCM

3 | 1 | 2 | C

AVAILABLE NOW A refurbished three bedroom extended semi-detached property situated in a pleasant and peaceful cul-de-sac location off Woodhouse Road. The property has been stylishly finished with high quality fixtures and fittings. Offering spacious accommodation of approx 1003 sq ft. Lounge, dining room and open plan breakfast kitchen. Three well proportioned and a beautifully appointed newly installed bathroom. Off road parking to the front and good sized enclosed rear garden. Unfurnished. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Understairs storage off. Radiator. Laminate flooring.

Lounge
With a double glazed bay window to the front. Radiator. Wall light points. Living flame gas fire set within a feature fireplace. Chevron style laminate flooring. Open to:

Dining Room
With double glazed sliding doors to the rear. Wall light points. Chevron style laminate flooring. Radiator.

Open Plan Kitchen/Diner
With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer matte black inset sink unit with mixer tap. Built-in oven and grill. Electric hob with extractor above. Tiled splashbacks. Spotlighting. Cupboard off where the 'Glow-worm' combination gas central heating boiler is located. Open to a dining area which is fitted with a breakfast bar. Spotlighting. Vertical anthracite radiator. Double glazed window to the rear and double glazed sliding patio doors lead out to the rear garden. Plumbing for a washer.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side elevation.

Bedroom (1)
With a double glazed window to the front. Radiator. Excellent range of fitted wardrobes. Spotlighting.

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

Bedroom (3)
With a double glazed window to the front. Radiator. Laminate flooring. Range of fitted wardrobes.

Bathroom
With a panelled bath with shower over with an anti splash screen fitted. Low level WC/Vanity wash hand basin combed. Two glazed windows to the rear. Radiator. Extractor fan. Spotlighting.

Outside
To the front of the property is an off road parking facility with lawned garden area. To the rear is an enclosed garden with patio and lawned sections and benefitting from a southerly aspect.

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.

Tenant(s) income no less than monthly rent x 30 (£49,500)



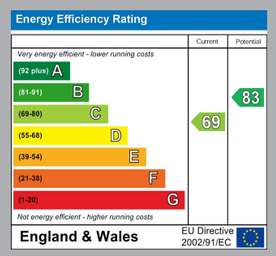














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