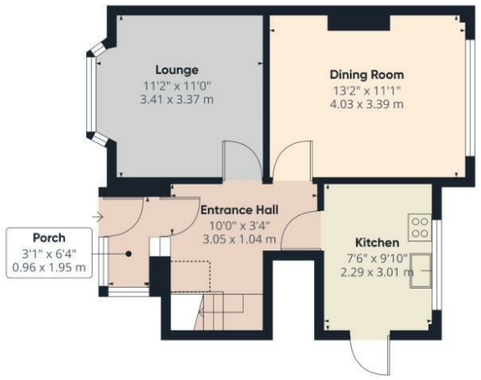


Ground Floor



Floor 1

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Approximate total area(1)

846 ft²
78.7 m²

Reduced headroom

5 ft²
0.5 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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240 Valley Road
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Manchester
M41 8RQ

£1,250 Per Month

3 | 1 | 2 | D

AVAILABLE NOW A three double bedroom quasi semi-detached property situated in a popular and convenient location. To the ground floor are two spacious reception rooms, entrance hall, porch and kitchen. Three well proportion bedrooms and bathroom at first floor level. Off parking and good sized rear garden. Situated within easy reach of nearby shops, amenities, schools and with good access to transport links. 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. Meter cupboards. Radiator.

Lounge
With a double glazed bay window to the front elevation. Radiator.

Dining Room
With a double glazed window to the rear elevation. Radiator.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob and built-in oven. Radiator. Wall mounted 'Worcester' combination gas central heating boiler. Washing machine and fridge/freezer provided. Tile splashbacks. Double glazed window to the rear.

TO THE FIRST FLOOR

Landing
With a double glazed window to the front elevation. Loft access point.

Bedroom (1)
With a double glazed window to the front. Radiator.

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

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

Bathroom
With a three-piece white suite comprising panelled path, pedestal wash hand basin and low-level WC. Triton electric shower over the bath. Radiator. Double glazed window to the side elevation.

Outside
To the front elevation is an off road parking facility with fitted gates. To the rear, it's a good sized garden with patio and lawned areas.

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 (£37,500)



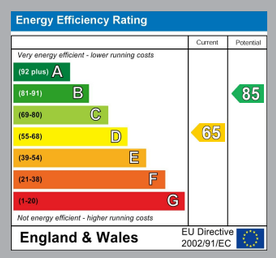


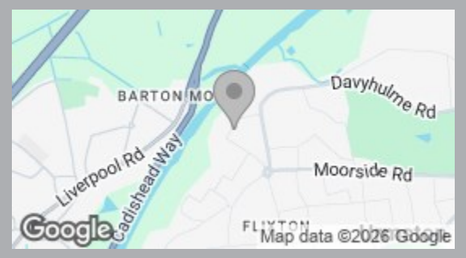












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