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**Charlton Avenue**  
Eccles  
M30 0JQ



**13 Charlton Avenue  
Eccles  
Manchester  
M30 0JQ**

£1,100 PCM



\*AVAILABLE 26/02/25\* A mid terraced property with two excellent sized bedrooms. Two separate reception rooms. Fitted kitchen with built in oven and hob plus washing machine. Well appointed bathroom with shower. Forecourt area and enclosed rear yard. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Conveniently situated for local amenities. Must be viewed to be appreciated. No pets/no smokers.

**TO THE GROUND FLOOR**

**Porch**

With a UPVC double glazed entrance door with a double glazed window adjacent. Door to:

**Entrance Hall**

With a radiator. Stairs off to the first floor rooms with storage space below. Laminate flooring.

**Lounge**

With a radiator, a double glazed bay window to the front and laminate flooring.

**Dining Room**

With a radiator and a window to the rear. Laminate flooring.

**Kitchen**

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated washing machine. Double glazed window to the rear and exit door to the side. NB The tenant will need to supply their own fridge/freezer.

**TO THE FIRST FLOOR**

**Landing**

With a radiator and a double glazed window to the front. Loft access point.

**Bedroom (1)**

With a radiator and a double glazed window to the front.

**Bedroom (2)**

With a radiator and a double glazed window to the rear.

**Bathroom**

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Attractive tiled areas, radiator and double glazed window to the rear.

**Outside**

Small forecourt area and an enclosed rear yard 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

No pets.

Tenant(s) income to be no less than rent x 30 (£33,000)



**Energy Efficiency Rating**

Band	Score Range	Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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