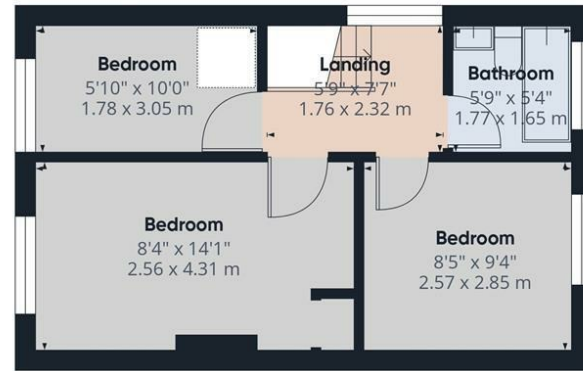


Ground Floor



Floor 1



PAUL BIRTLES

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Approximate total area⁽¹⁾
671 ft²
62.3 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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M41 7HF

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**13 Hoy Drive
Davyhulme
Trafford
M41 7HF**

£1,350 Per Month



AVAILABLE NOW A well presented three bedroom semi-detached property. Lounge plus kitchen/diner. Three nicely proportioned bedrooms plus a well appointed bathroom. Off road parking facility to the front. Enclosed rear garden with storage garage. Situated in a most convenient location within easy reach of amenities including Trafford Centre and Trafford Retail Park. Ideally positioned for access to Motorway Network and Metrolink station. Must be viewed to be appreciated. Unfurnished. Virtual Tour available.

TO THE GROUND FLOOR

Porch

To:

Lounge

With double glazed windows to two elevations. Stairs off to the first floor rooms. Radiator. Coal effect gas fire set within a feature fireplace. Laminate flooring.

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Electric induction hob with Russell Hobbs extractor fan plus built in Samsung oven. Cupboard off where the 'Worcester' combination gas central heating boiler. Understairs storage off. Double glazed windows and exit door to the rear. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Radiator.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Open storage.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

With a white suite comprising panelled bath, wash hand basin with storage below and low level WC. Radiator. Triton electric shower is installed over the bath with an anti splash screen fitted. Double glazed window to the rear. Tiled areas.

Outside

To the front is an off road parking facility. To the rear is an enclosed garden, mainly laid to lawn. Storage garage.

Additional Information

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

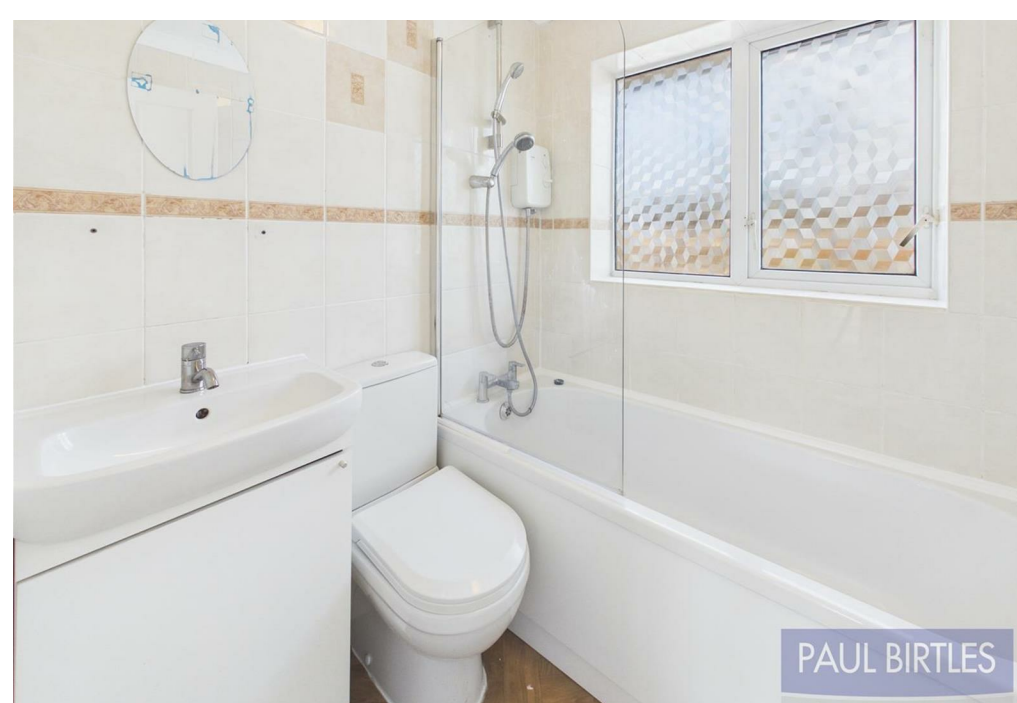
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

All applications subject to referencing

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£40,500)



Energy Efficiency Rating

| Rating | Current | Potential |
|-------------|---------|-----------|
| A (92 plus) | | 87 |
| B (81-91) | | |
| C (69-80) | 69 | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |

England & Wales EU Directive 2002/91/EC

