



Ground Floor



Floor 1



PAUL BIRTLES

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Approximate total area⁽¹⁾
928 ft²
86.2 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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Railway Road
Stretford
M32 0RY

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**3 Railway Road
Stretford
Manchester
M32 0RY**

£1,700 Per Calendar Month



AVAILABLE NOW A newly refurbished three double bedroom detached property situated in a most convenient location. The property has been comprehensively upgraded utilising high quality fixtures and fittings. Lounge plus open plan kitchen/diner with integrated appliances. Useful downstairs WC. Three well proportioned bedrooms plus beautifully appointed shower room/WC. Enclosed rear courtyard. There is parking on Railway Road which is permit parking that can be applied for. Must be viewed to be appreciated. Virtual Tour Available. Approx 928 sq ft.

TO THE GROUND FLOOR

Entrance Hall

Stairs off to the first floor rooms. Laminate flooring. Radiator. Meter cupboard. Feature entrance door with adjacent side window.

Downstairs WC

With a wash hand basin with storage below and low-level WC. Wall mounted chrome ladder radiator. Extractor fan.

Storage Cupboard

With a wall mounted 'Worcester' combination gas central heating boiler. Plumbing for a washer with one in situ.

Lounge

With a double glazed bay window to the front elevation with fitted blinds. Radiator. Spotlighting.

Open Plan Kitchen/Dining Room

With an excellent range of base and wall cupboard units and working services incorporating a single drainer stainless steel sink unit. Metro tiled splashback. Under counter lighting. Spot lighting. Lamona induction hob and AEG built-in oven and extractor. Two double glazed windows to the side elevation. Integrated fridge/freezer and dishwasher. In the dining section there are double glazed patio doors that lead out to the rear courtyard. Laminate flooring and radiator.

TO THE FIRST FLOOR

Landing

With a loft access point and double glazed window to the side elevation on the stairs.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Fitted blinds. Spot lighting.

Bedroom (2)

With a double glazed window to the rear. Fitted blinds. Radiator. Spot lighting.

Bedroom (3)

Double glazed window to the rear. Fitted blind. Radiator. Spot lighting.

Shower Room/WC

With a walk-in shower enclosure with rainfall shower and beautiful contemporary tiling throughout. Matte black ladder radiator. Wash hand basin/WC combined. LED mirror. Spot lighting and extractor fan. Double glazed window to the front.

Outside

Forecourt area to the front and enclosed courtyard to the rear.

Additional Information

There is parking on the road at Railway Road (this is permit parking which can be purchased by Trafford Council)

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 (£51,000)



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

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