



Brook Road
Manchester
M41 5RQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

23 Brook Road
Urmston
Manchester
M41 5RQ



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£1,650 Per Month

AVAILABLE 7TH SEPTEMBER

Occupying an enviable position with allotments directly to the rear. A spacious older style semi-detached property with three bedrooms, two separate reception rooms and a large, re-fitted kitchen with appliances. Well appointed family bathroom. Superb standard of presentation - En-Suite shower to master bedroom. Gas central heating system-combination boiler. Double glazed windows and back door. Off road parking to the front. Enclosed garden to the rear with outbuildings for storage. Conveniently situated for local amenities. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Recessed Porch

To:

Entrance Hall

With a black and white tiled floor. Radiator and stairs off to the first floor rooms.

Lounge

With a radiator and a double glazed bay window to the front. Most attractive feature fireplace with tiled inserts.

Dining Room

With a burner set within a feature surround. Radiator and a double glazed window to the rear. Built in storage cupboards.

Fitted Kitchen

With a single drainer stainless steel sink unit and an excellent range of base and wall cupboard units and working surfaces incorporating oven, hob and extractor. Double glazed composite door. Integrated dishwasher and washing machine. Radiator and two double glazed windows to the side. Integrated fridge and freezer. Understairs storage off.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and two double glazed windows to the front. Decorative, period style fireplace. Access to an EN-SUITE with shower and wash hand basin.

Bedroom (2)

With a radiator and a double glazed window to the rear. Fitted cupboards housing the combination gas central heating boiler. Decorative, period style fireplace.

Bedroom (3)

With a radiator and a double glazed window to the rear. Decorative, period style fireplace.

Bathroom

With a roll top free standing bath, pedestal wash hand basin and low level WC, tiled areas and a double glazed window to the side. Ladder radiator.

Outside

To the front of the property are off road parking facilities for two cars, whilst, to the rear, is an enclosed, good sized garden with lawn, patio and a range of outbuildings.

Additional Information

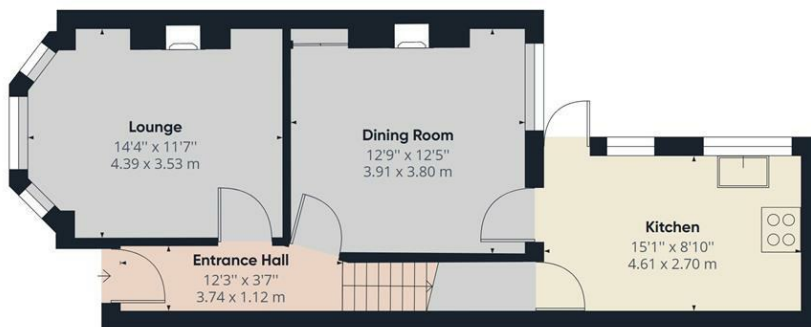
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

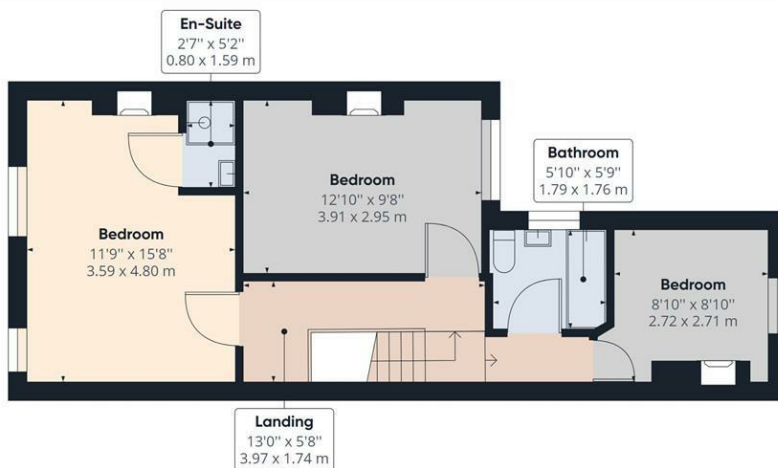
No Smokers

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





Ground Floor



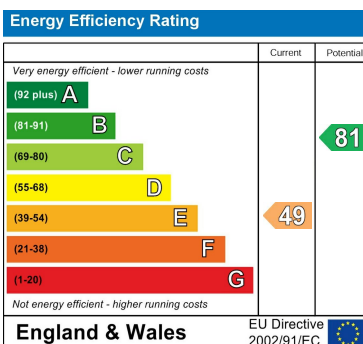
Floor 1

Approximate total area⁽¹⁾
1000.69 ft²
92.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DIRECTIONS

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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