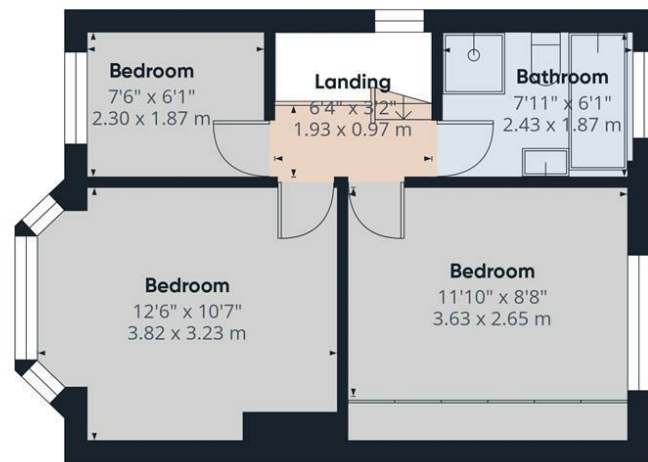


Ground Floor



Floor 1



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
769 ft²
71.5 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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PAUL BIRTLES

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M41 7NP

PAUL BIRTLES

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**14 Nursery Road
Davyhulme
Trafford
M41 7NP**

£1,400 PCM



AVAILABLE NOW A recently refurbished three bedroom semi-detached property. Lounge, dining room plus newly fitted kitchen. Useful utility room. Beautifully appointed newly installed bathroom with contemporary fittings. Approx 769 sq ft. Situated in a pleasant and convenient location within easy reach of local amenities, access to transport links and within easy reach of well regarded local primary and secondary school options. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator. Understairs storage off.

Lounge

With a double glazed bay window to the front elevation. Radiator. Laminate flooring. Open to:

Dining Room

With oak door and double glazed patio doors with adjacent side windows leading out to the rear garden. Radiator. Feature recess inset within the chimney breast.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Built in oven and integrated microwave. Undercounter integrated fridge. Electric hob with extractor canopy. Metro tiled splashbacks. Radiator. Double glazed window to the side elevation. Door off to:

Utility Room

With working surface and base cupboard unit. Double glazed exit door to outside and window to the rear elevation. Wall mounted newly installed combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

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

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)

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

Bathroom

With a suite comprising panelled bath, vanity wash hand basin and low level WC. Walk-in shower enclosure. Contemporary matte black fittings to include ladder radiator. Double glazed window to the rear.

Outside

To the front is an off road parking facility. To the rear is a good sized enclosed garden with lawned and paved patio areas. Storage garage.

Additional Information

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

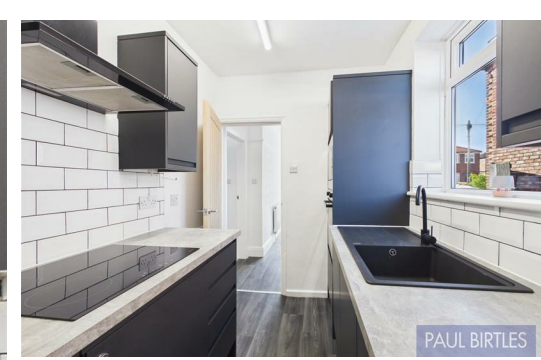
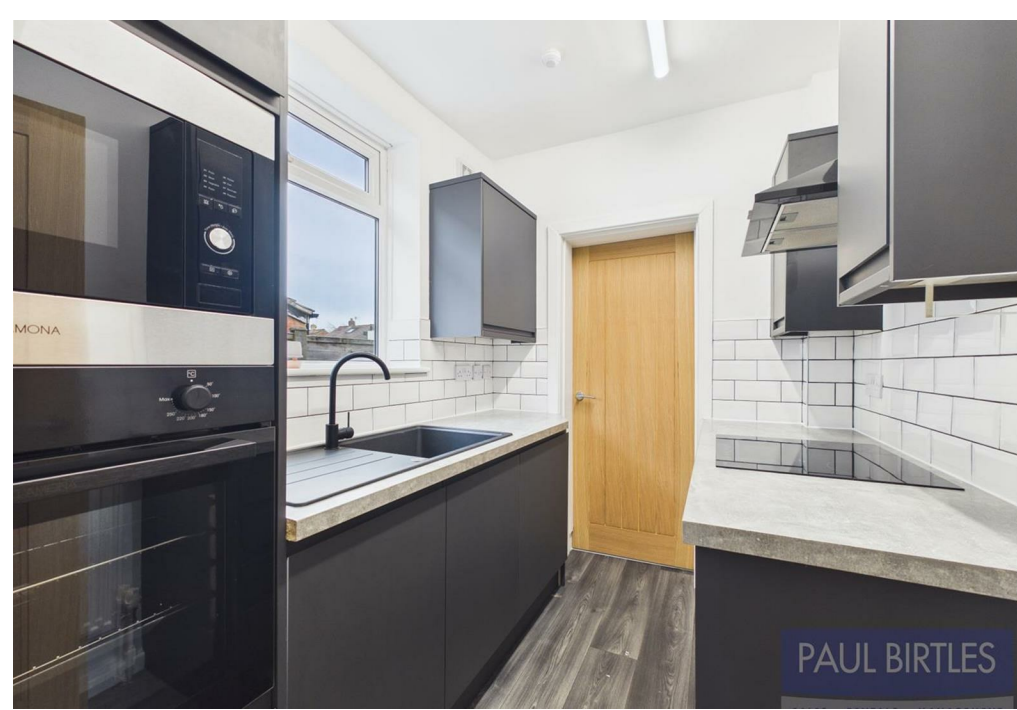
A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

All applications subject to referencing

No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£42,000)



Energy Efficiency 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		58	79
EU Directive 2002/91/EC			

