

Approximate net internal area: 598.82 ft<sup>2</sup> / 55.63 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**Annisdale Close**  
 Eccles  
 M30 8NG



**7 Annisdale  
Close  
Eccles  
Manchester  
M30 8NG**

£950 Per Month



**\*A TWO BEDROOM END TOWN HOUSE PROPERTY AVAILABLE 15TH AUGUST\*** Well presented accommodation. Open plan kitchen/living/dining room. Well appointed bathroom with shower. Kitchen area with oven, hob, extractor, washer and dryer. Gas central heating system. Double glazed windows/exterior doors. Parking space adjacent. Occupying a most convenient location. Must be viewed to be appreciated. Unfurnished.



**TO THE GROUND FLOOR**

**Porch**

With a UPVC double glazed entrance door, double glazed windows and a cupboard off where the services meters are located.

**Open Plan Kitchen/Living/Dining Area**

A good sized, open plan living/dining/kitchen area with two radiators and double glazed windows to the front and rear elevations. Door to the rear garden. Stairs lead off to the first floor rooms with storage space below. Attractive feature fireplace. Laminate flooring to the lounge and dining sections. The area has a single drainer stainless steel sink unit and there's a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas. Plumbed in washing machine and dryer. Space for fridge/freezer.

**TO THE FIRST FLOOR**

**Landing**

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

**Bedroom (1)**

With a radiator and two double glazed windows to the rear. Laminate flooring.

**Bedroom (2)**

With a radiator and a double glazed window to the front. Laminate flooring. Built in storage cupboard off.

**Bathroom**

With a three piece white suite comprising panelled bath, wash hand basin with storage below and a low level WC. Ladder radiator, tiled areas and an over the bath shower with an anti splash screen fitted.

**Outside**

Enclosed garden to the rear with patio and lawn. Open to the front. Parking space adjacent.

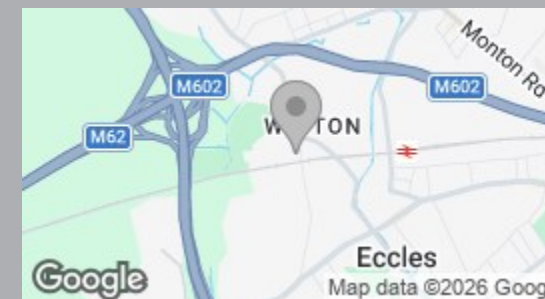
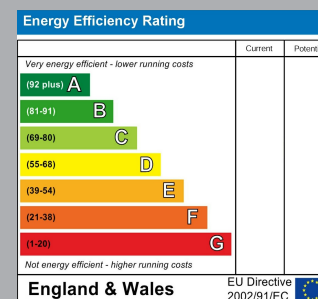
**Additional Information**

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 (£28,500)



**PAUL BIRTLES**

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