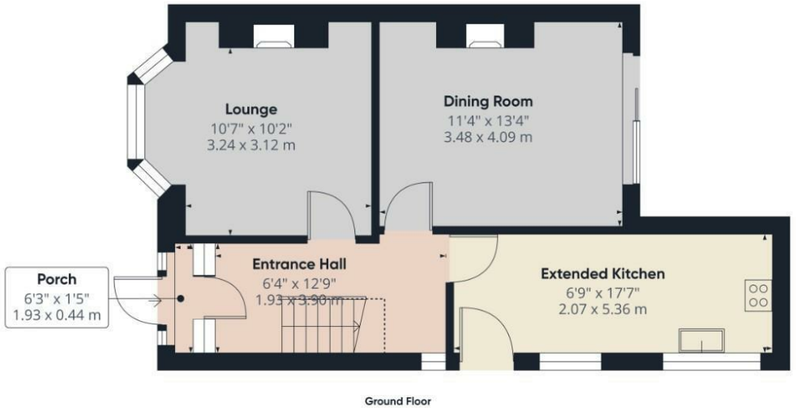


Ground Floor



Floor 1

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Approximate total area(1)

938 ft²
87.1 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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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Hampson Road
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M32 9JH

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Manchester
M32 9JH

£1,450 Per Month

3 | 1 | 2 | D

AVAILABLE NOW A spacious extended three bedroom semi-detached property. Occupying a most convenient location within easy reach of local amenities including Stretford Mall. Within walking distance of Stretford Metrolink. Two separate reception rooms plus kitchen. Three well proportioned bedrooms with fitted furniture. Off road parking and enclosed rear garden. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to first floor rooms. Two radiators. Laminate flooring.

Lounge
With double glazed bay window to the front elevation. Radiator. Laminate flooring. Living flame gas fire within the chimney breast.

Dining Room
With double glaze sliding patio door to rear garden.. Radiator. Coal effect gas fire set within the chimney breast.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Integrated fridge/freezer and dishwasher. Radiator. Gas hob with extractor canopy and built an oven. Tiled areas. Wall mounted combination gas central heating boiler. Spotlighting. Two double glazed windows to the side elevation and exit door to the side.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side elevation. Built-in airing/storage cupboard.

Bedroom (1)
With double glaze bay window to the front elevation. Radiator. Built-in wardrobes either side of the chimney breast with mirror fronted sliding doors. Decorative fireplace.

Bedroom (2)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes with mirror fronted sliding doors and open fitted storage.

Bedroom (3)
With a double glazed window to the front elevation. Fitted desk and built-in wardrobes and storage. Radiator.

Bathroom
With a suite comprising corner panelled bath, vanity wash hand basin with storage below and low-level WC. Chrome ladder radiator. Double glazed window to the rear. Tiled areas.

Outside
To the front of the property is an off road parking facility. To the rear is an enclosed garden with lawn and patio areas.

Additional Information
All applications subject to referencing.

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.

Tenant(s) income no less than monthly rent x 30 (£43,500)



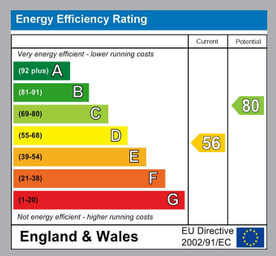














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