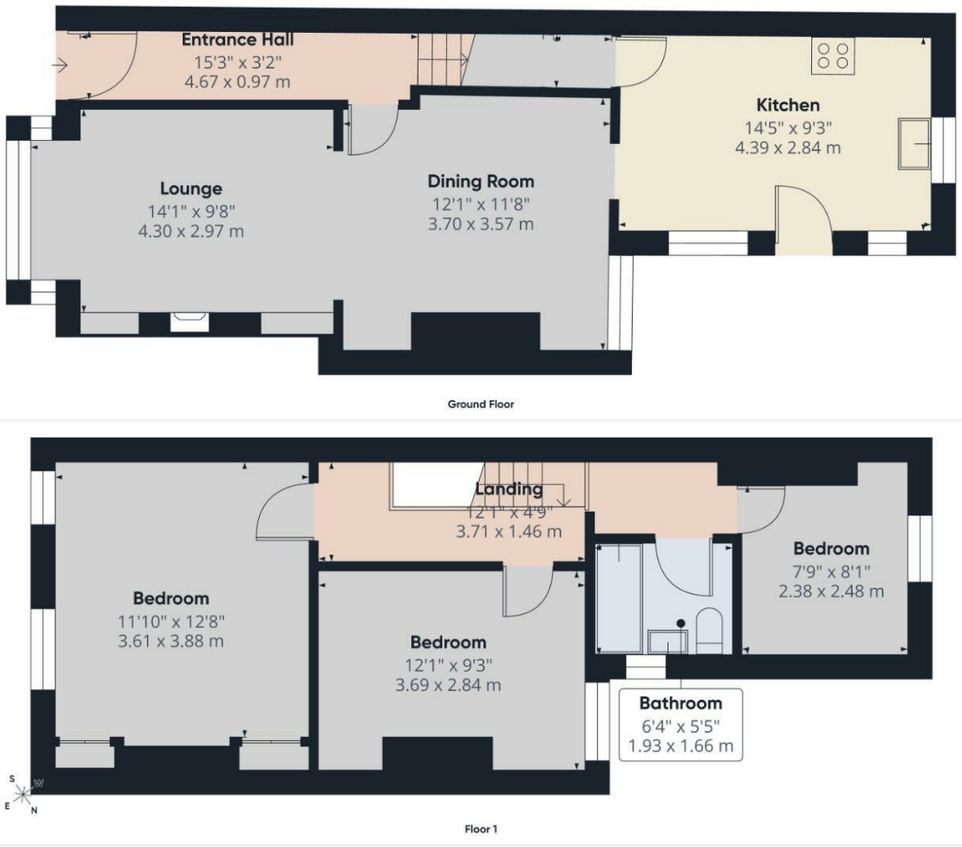


PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area(1)
920 ft²
85.6 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









Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Harcourt Street
Stretford
M32 0JD

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

22 Harcourt Street
Stretford
Manchester
M32 0JD

£1,295 Per Month

3 | 1 | 2 | D

AVAILABLE NOW A refurbished three double bedroom terraced property situated in the popular Gorse Hill area. Spacious lounge/dining room open to a newly installed fitted kitchen. At first floor level is a well appointed newly installed bathroom and three well proportioned double bedrooms. Enclosed rear courtyard. Situated with an easy reach of local shops, amenities and providing excellent access to transport links including Metrolink and bus routes into Manchester city Centre, Media city, Salford Quays and surrounding areas. Must be viewed to be appreciated. Unfurnished. Virtual tour available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. Laminate flooring to match throughout the ground floor.

Lounge
With a double glazed bay window to the front elevation. Radiator. Fitted cupboards to alcoves. Gas fire set within a feature recess within the chimney breast. Archway open to:

Dining Room
With a double glazed window to the rear. Radiator. Archway open to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob and new installed oven with extractor above. Spotlighting. Plumbing for a washer and space for appliances. Spacious under stairs storage area off. Exit door to the side and double glazed windows to two elevations. Metro tiled splashbacks. Cupboard off where the gas central heating boiler is located.

TO THE FIRST FLOOR

Landing
With all first floor rooms off.

Bedroom (1)
With two double glazed windows to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the rear. Radiator.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator. A shower is installed over the bath with an anti splash screen fitted. Radiator. Double glazed window side elevation. Extractor fan.

Outside
To the front is a forecourt area. To the rear is an enclosed courtyard with artificial grass, paved area and rear access gate.

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 (£38,850)



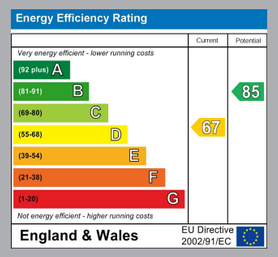


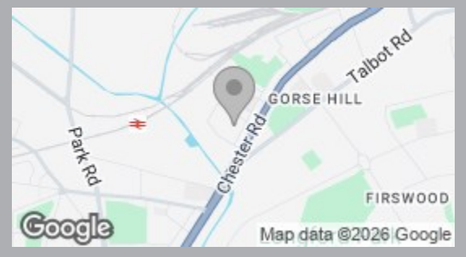












PAUL BIRTLES
SALES • RENTALS • MANAGEMENT