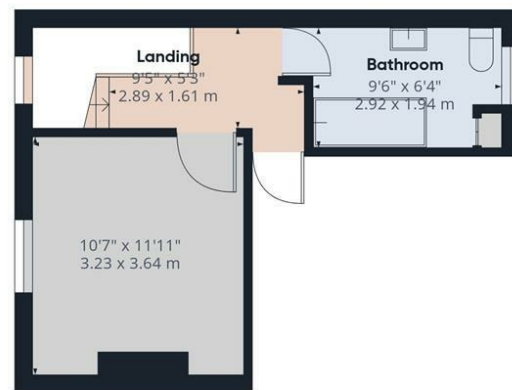


Ground Floor



Floor 1

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Approximate total area^m
693 ft²
64.4 m²

(1) Excluding balconies and terraces

GIRAFFE360



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Charlton Avenue
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13 Charlton Avenue
Eccles
Manchester
M30 0JQ

£1,100 PCM



AVAILABLE 26/02/25 A mid terraced property with two excellent sized bedrooms. Two separate reception rooms. Fitted kitchen with built in oven and hob plus washing machine. Well appointed bathroom with shower. Forecourt area and enclosed rear yard. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Conveniently situated for local amenities. Must be viewed to be appreciated. No pets/no smokers.

TO THE GROUND FLOOR

Porch

With a UPVC double glazed entrance door with a double glazed window adjacent. Door to:

Entrance Hall

With a radiator. Stairs off to the first floor rooms with storage space below. Laminate flooring.

Lounge

With a radiator, a double glazed bay window to the front and laminate flooring.

Dining Room

With a radiator and a window to the rear. Laminate flooring.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated washing machine. Double glazed window to the rear and exit door to the side. NB The tenant will need to supply their own fridge/freezer.

TO THE FIRST FLOOR

Landing

With a radiator and a double glazed window to the front. Loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Attractive tiled areas, radiator and double glazed window to the rear.

Outside

Small forecourt area and an enclosed rear yard with a 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

No pets.

Tenant(s) income to be no less than rent x 30 (£33,000)



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

EU Directive 2002/91/EC

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