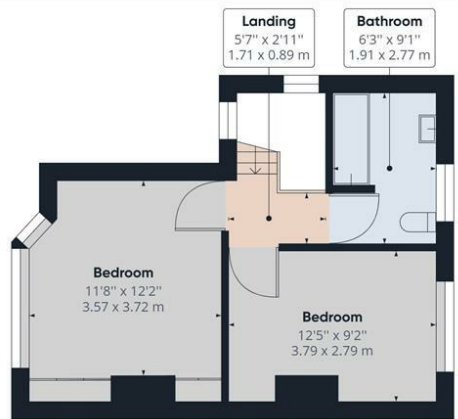




Ground Floor Building 1



Floor 1 Building 1

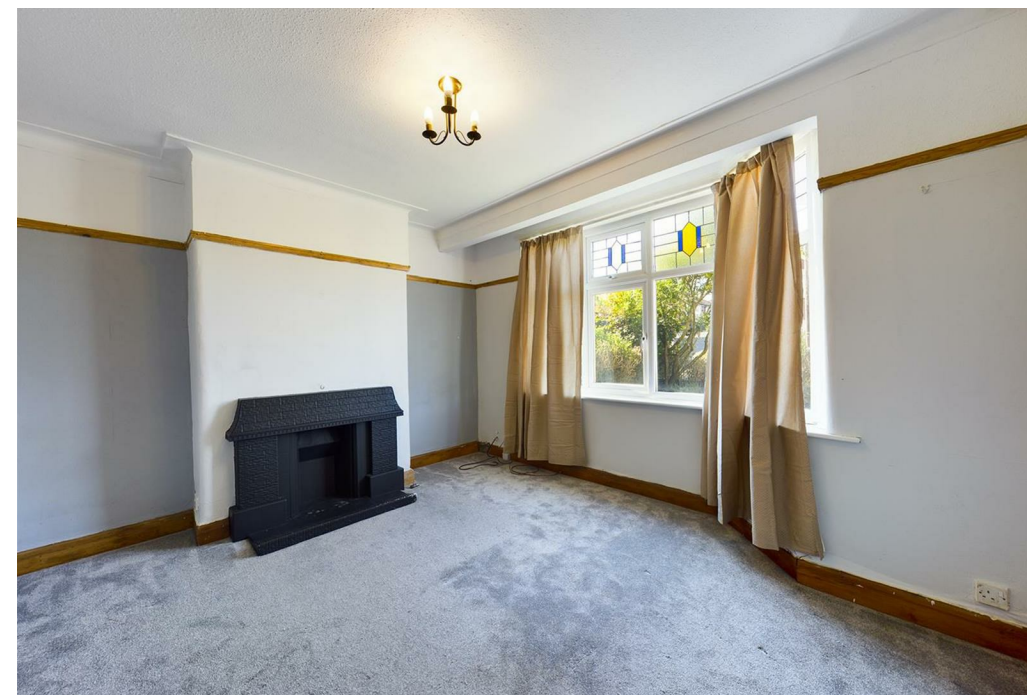
PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
751.54 ft²
69.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

Balmoral Avenue
Stretford
M32 0DG

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

**4 Balmoral
Avenue
Stretford
Manchester
M32 0DG**

£1,150 PCM



AVAILABLE 1ST MAY A semi-detached property that's situated in a popular and highly regarded location that's within easy reach of local amenities. Two reception rooms and two double bedrooms. Fitted kitchen and well appointed bathroom with shower. Gardens to front and rear. Off road parking facility. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Cul-de-sac location. Must be viewed to be appreciated. No pets/no smokers.

TO THE GROUND FLOOR

Porch

With double glazed units and a feature entrance door. Tiled flooring.

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms.

Lounge

With a radiator and a double glazed bay window to the front. Feature fireplace.

Dining Room

With a radiator and double glazed double doors, with adjacent side windows, out to the garden. Laminate flooring.

Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surface. Electric cooker. Wall mounted combination gas central heating boiler. Radiator, tiled areas and double glazed window to the rear. Useful pantry area off.

TO THE FIRST FLOOR

Landing

With feature double glazed windows to two elevations.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear. Decorative, period style fireplace. Loft access point.

Bathroom

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

Outside

Gardens to the front and rear. Off road parking facility.

Additional Information

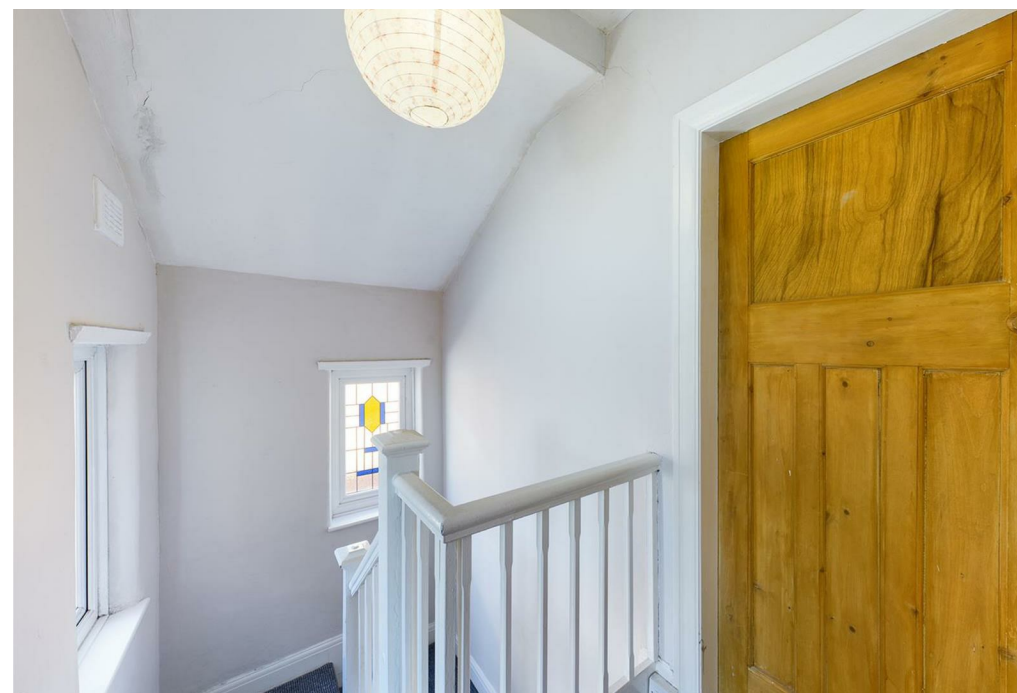
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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

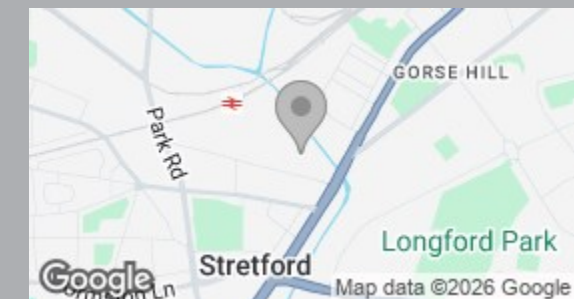
No Smokers

No Pets

Tenant(s) income no less than monthly rent x 30 (£34,500)



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	



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT