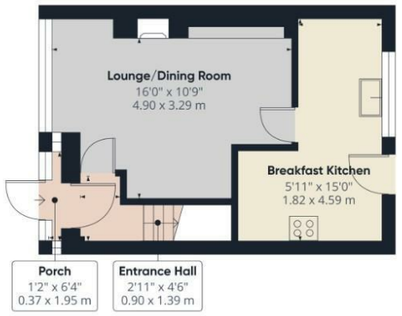
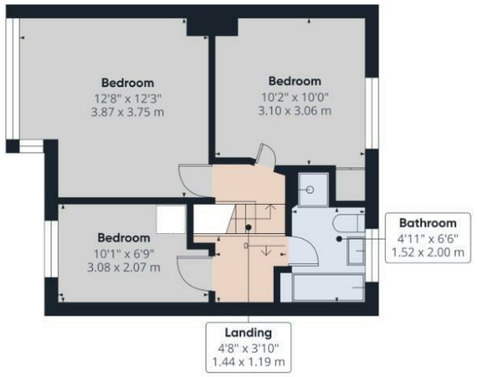


Ground Floor



Floor 1

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Approximate total area(1)

702 ft²

65.3 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









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106 Broadway
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Manchester
M41 7WF

£1,195 Per Month

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AVAILABLE NOW A three bedroom mid terraced property situated in a popular and convenient location. Offering well presented accommodation. To the ground floor is an entrance hall, lounge/dining room and breakfast kitchen. At first floor level is are three well proportioned bedrooms plus a well appointed bathroom. Excellent off road parking to the front and rear garden, paved for ease of management. Situated in a most convenient location within easy reach of local transport links, retail park, Trafford Centre and motorway network. Must be viewed to be appreciated. Council Tax Band: B.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms.

Lounge
With a double glazed bay window to the front elevation. Radiator. Feature surround with recess set within the chimney breast.

Breakfast Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Metro tiled splashbacks. Electric hob with extractor canopy and built-in oven. Integrated dishwasher. Fridge/freezer and washing machine provided. Breakfast bar facility. Double glazed window to the rear along with exit door to the rear.

TO THE FIRST FLOOR

Landing
With all first floor rooms off.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator. Storage cupboard off where the Potterton gas central heating boiler is located.

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

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Separate walk-in shower enclosure. Chrome ladder radiator. Extractor fan. Double glazed window to the rear. Tiled areas.

Outside
To the front of the property is excellent off road parking on a paved driveway. To the rear is a garden, paved for ease of management.

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.

Tenant(s) income no less than monthly rent x 30 (£35,850)



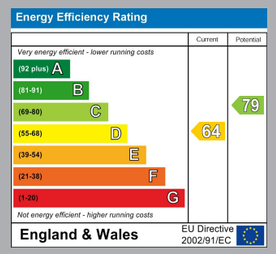


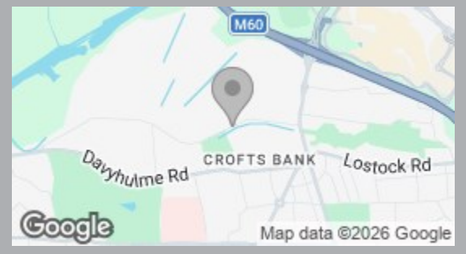












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