



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
838 ft²
78.1 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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Lordsmead Street
Hulme, Manchester
M15 4HQ

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44 Lordsmead
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Hulme
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£1,200 Per Calendar Month



AVAILABLE 01/04/2026 A well presented spacious three bedroom terraced property. Situated in a most convenient location within walking distance of the City Centre. Ideally positioned within easy reach of transport links, amenities etc. Spacious accommodation of approx 838 sq ft. Part-furnished. Three well proportioned double bedrooms. Well appointed kitchen and bathroom areas. Spacious lounge/dining room plus conservatory. Downstairs WC. Enclosed rear garden. Must be viewed to be appreciated. Virtual Tour Available.



TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Door off to:

Downstairs WC

With a low level WC and was hand basin. Radiator.

Kitchen

With a range of base and wall cupboard unit and working surfaces incorporating a single drainer sink unit with mixer tap. Built in oven and gas hob with extractor canopy above. Radiator. Spot lighting. Cupboard off where the combination gas central heating boiler is located. Tiled splashbacks. Fridge/freezer to remain. Plumbing for a washing machine. (Existing washing machine being removed by current tenants)

Lounge/Dining Room

A spacious reception rooms with feature exposed brick chimney breast with multi-fuel burner in situ. Radiator. Wood flooring to match the ground floor. Double glazed sliding doors lead into:

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and with wood flooring.

TO THE FIRST FLOOR

Landing

With loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Built in storage.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a white suite comprising panelled bath, vanity wash hand basin and low level WC. A shower is installed over the bath with a rail and curtain fitted. Additionally walk-in shower enclosure with electric shower. Chrome ladder radiator. Tiled areas. Double glazed window to the front elevation.

Outside

Forecourt area to the front. To the rear is an enclosed garden with lawn and paved areas with 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 no less than monthly rent x 30 (£36,000)

