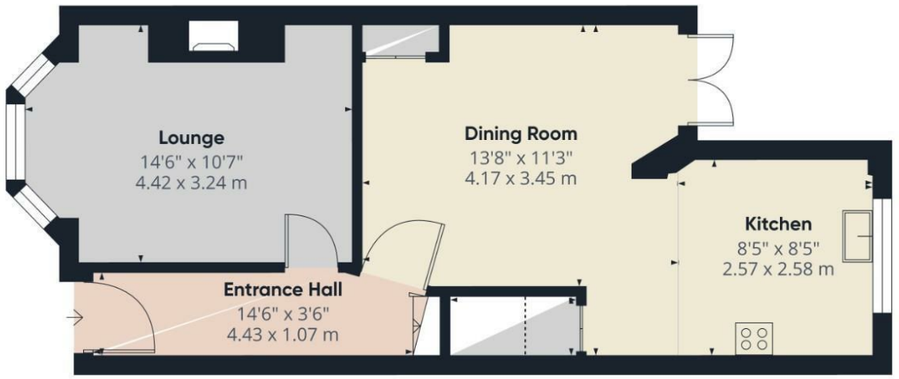
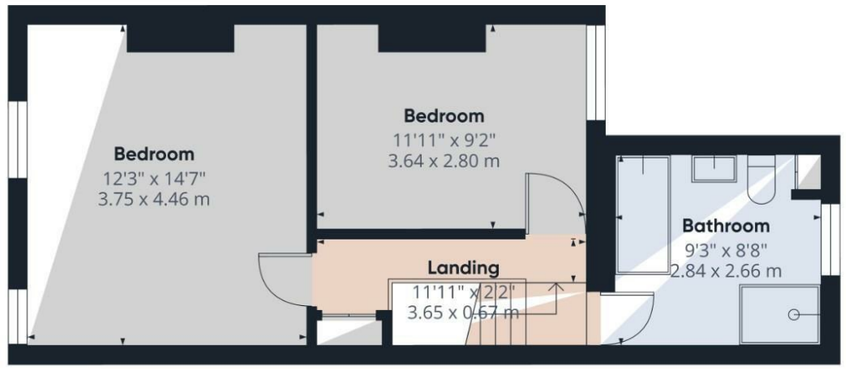


Ground Floor



Floor 1

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Approximate total area[1]
849 ft²
78.8 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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AVAILABLE NOW A most attractive and beautifully presented two double bedroom bay fronted terraced property. Period features fused with modern living ideal for professionals. Spacious lounge and dining room open to kitchen. Beautifully appointed bathroom with freestanding bath with clawed feet with separate walk-in shower enclosure. Two excellent sized double bedrooms. Delightful enclosed rear courtyard. Unfurnished. Situated in a most convenient location within easy reach of local transport links, access to Trafford Park, Media City and Salford Quays. Walking distance to the Trafford Centre and local amenities. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator with a decorative cover. Restored exposed floorboards.

Lounge
With a double glazed bay window to the front elevation. Period style radiator. Cast-iron feature decorative fireplace with tiled hearth. Restored exposed floorboards.

Dining Room
With double glazed patio doors leading out the rear courtyard. Exposed refurbished floorboards. Radiator with a decorative cover. Built-in storage and additional under the stairs storage cupboard off. Open to:

Kitchen
With a range cupboard units and working surfaces incorporating a one and a half bowl stainless steel Franke sink unit with mixer tap. Gas hob with extractor canopy and built in oven. Tiled splashbacks. Washing machine and fridge/freezer provided. Double glazed window to the rear. Radiator. Extractor fan.

TO THE FIRST FLOOR

Landing
To:

Bedroom (1)
With two double glazed windows to the front elevation with fitted blinds and curtains. Radiator.

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

Bathroom
With a freestanding bath with clawed feet and telephone style shower attachment over. Pedestal wash hand basin, low level WC and walk-in shower enclosure with rainfall style shower. Radiator. Double glazed window to the rear. Cupboard off where the 'Viessman' combination gas central heating boiler is located. Tiled areas.

Outside
To the front is a forecourt area whilst to the rear is an enclosed courtyard style garden 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.

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



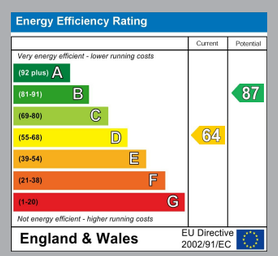


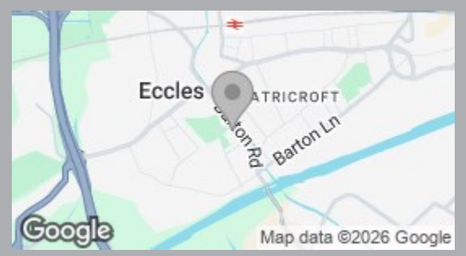












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