



Neale Road
Manchester
M21 9DP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Neale Road
Chorlton
Manchester
M21 9DP



£1,600 PCM

AVAILABLE NOW A most attractive two bedroom mid terraced property that's situated in a popular and sought after location directly off Beech Road. Superb open plan kitchen/living/dining space on the ground floor. Kitchen area with integrated appliances. Well appointed bathroom with shower. Gas central heating system and double glazing. Enclosed garden to rear, Within easy reach of Chorlton Town Centre and a short stroll to Beech Road Park. Well presented throughout and offering spacious, extended accommodation. Useful downstairs WC. Unfurnished. No pets/no smokers.

TO THE GROUND FLOOR

Storm Porch

With double glazed double doors. Access door to:

Open Plan Kitchen/Living/Dining Area

A superb open plan area of really generous proportions. Wood effect flooring right through. There are three radiators, a double glazed bay window to the front and a double glazed window and exit door to the rear. The kitchen area benefits from an excellent range of fitted base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer plus washer/dryer. Spotlighting right through. Breakfast bar facility and an excellent amount of natural light. Off this room is a useful DOWNSTAIRS WC with a white suite comprising low level WC, a wash hand basin and extractor fan.

TO THE FIRST FLOOR

Landing

With a 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 a rail and curtain fitted. Double glazed window to the rear. Chrome ladder radiator.

Outside

To the front of the property is a forecourt area whilst, to the rear, is an enclosed garden 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.

All applications subject to referencing.

No Smokers

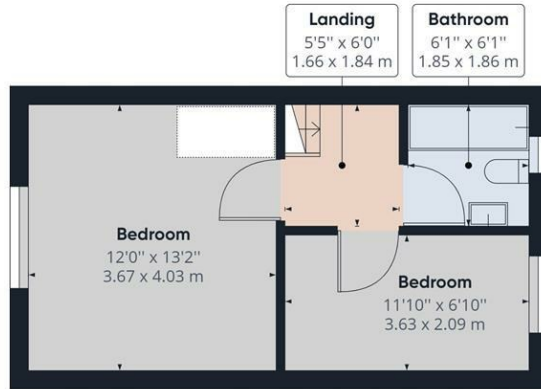
No Pets

Tenant(s) income no less than monthly rent x 30 (£48,000)





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

777.09 ft²
72.19 m²

Reduced headroom

2.82 ft²
0.26 m²

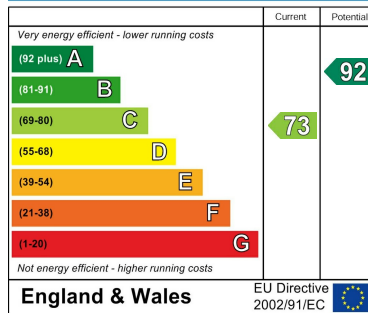
(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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