



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



Marland Way
Stretford
M32 0NP



23 Marland Way
Stretford
Manchester
M32 0NP

£1,300 Per Calendar Month



AVAILABLE NOW A fully furnished two bedroom end terraced situated in a convenient and popular location. Well presented accommodation with the property having recently been redecorated and new carpets at first floor level. Useful ground floor WC, lounge/dining room and kitchen. Two good sized double bedrooms with built in wardrobes/storage. Enclosed rear garden and allocated parking space. Situated within within easy reach of local transport links and access to Manchester City Centre, Trafford Park & Media City. Victoria Park and Stretford Mall a short stroll away. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, laminate flooring and door off to:

Downstairs WC

With a low-level WC and pedestal wash hand basin with tiled splashback. Radiator. Laminate flooring and extractor fan.

Through Lounge/Dining Room

With stairs off to the first floor rooms and double glazed patio doors leading out to the rear garden. Radiator. Laminate flooring. Door off to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Tiled splashback. Double glazed window to the front. Built in oven and gas hob with extractor above. Fridge freezer and washing machine provided. Spotlighting. Wall mounted 'Glow-Worm' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a loft access point and storage cupboard off.

Bedroom (1)

With a double glazed window to the rear. Radiator. Fitted wardrobe with double doors and hanging rail. New carpet,

Bedroom (2)

With a double glazed window to the front. Radiator. Built in wardrobe with hanging rail.

Bathroom

With a three piece white suite with panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with a rail fitted. Radiator. Doubled glazed window to the front.

Outside

To the front is a garden area. To the rear is an enclosed garden, paved for ease of maintenance.

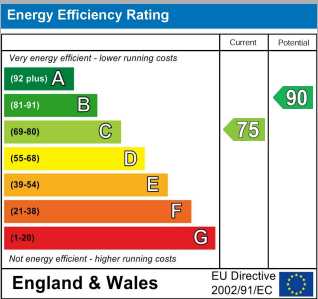
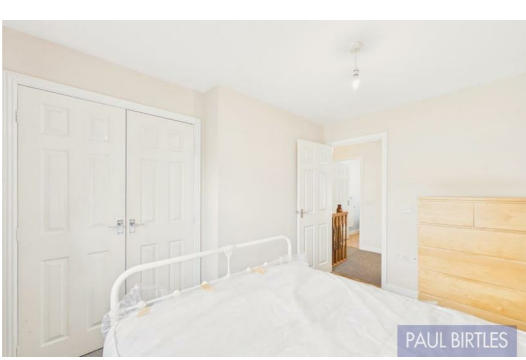
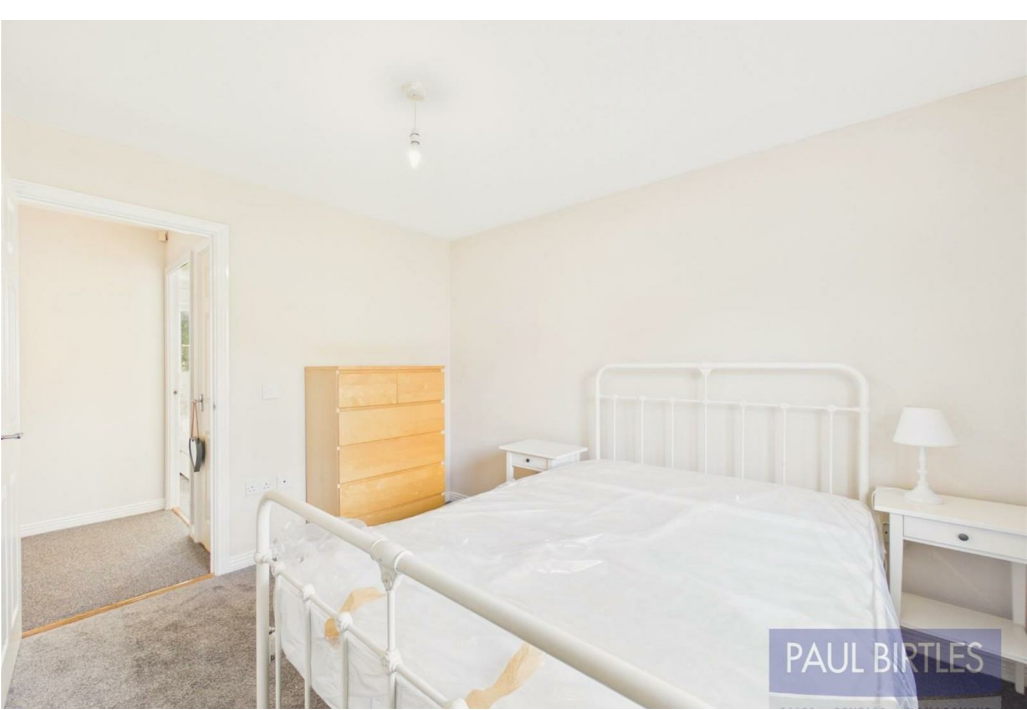
There is an allocated parking space in a residents car park to the rear with additional visitor parking.

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.

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 (£39,000)



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