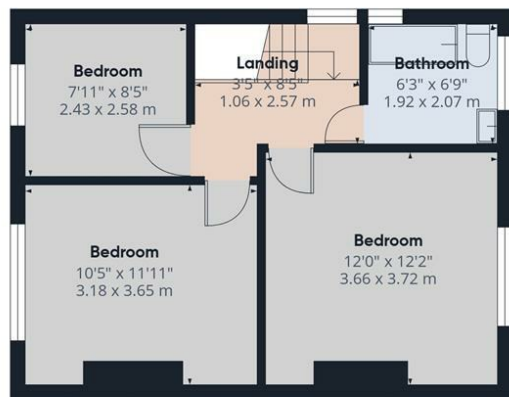


Ground Floor



Floor 1



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Approximate total area⁽¹⁾

858 ft²

79.8 m²

Reduced headroom

13 ft²

1.2 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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24 Hampson Road
Stretford
Manchester
M32 9JH

£1,350 PCM



AVAILABLE NOW A spacious three bedroom semi-detached property. Recently upgraded kitchen and bathroom areas, fully redecorated and new floorcoverings to bedrooms. Occupying a most convenient location within easy reach of local amenities including Stretford Mall. Within walking distance of Stretford Metrolink. Two separate reception rooms plus kitchen. Bathroom/WC with shower. Gardens to front and rear. Off road parking facility. Gas central heating system - combination boiler. Double glazed windows/doors. Inspection highly recommended. Approx 868 sq ft. Must be viewed to be appreciated. Unfurnished. Virtual Tour Available.

TO THE GROUND FLOOR

Storm Porch

With a double glazed entrance door and side panels.

Entrance Hall

With a radiator, a double glazed window and stairs leading off to the first floor rooms. Exposed floorboards.

Dining Room

With a radiator and a double glazed bay window to the front. Laminate flooring.

Lounge

With a radiator. Feature fireplace with a coal effect fire in situ. Double glazed double doors out to the rear patio and garden beyond. Exposed floorboards.

Kitchen

With a one and a half bowl single drainer sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, induction hob and extractor. Double glazed window to the side plus exit door. Understairs area off with a double glazed window and the combination gas central heating boiler is located here. Tiled splashbacks. Radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front. Decorative fireplace.

Bedroom (2)

With a radiator and a double glazed window to the rear. Decorative fireplace.

Bedroom (3)

With a radiator and a double glazed window to the front.

Bathroom

With a three piece suite comprising corner panelled bath, wash hand basin and low level WC. Double glazed windows to two elevations, radiator and an over the bath shower is installed. Tiled areas.

Outside

There are easily managed gardens to the front and rear. A driveway provides an off road parking facility.

Additional Information

All applications subject to referencing.

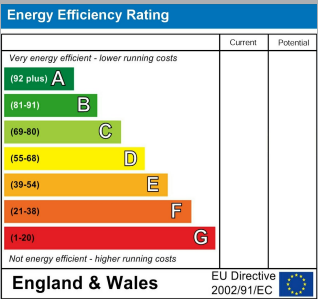
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£40,500)



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