



Entrance Porch
4'4" x 6'1"
1.33 x 1.86 m

Ground Floor



Floor 1

PAUL BIRTLES
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Approximate total area⁽¹⁾
692.20 ft²
64.31 m²

(1) Excluding balconies and terraces

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



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123 Iona Way
Davyhulme
Manchester
M41 7HB

£1,200 PCM



AVAILABLE NOW A well presented three bedroom town house property. Lounge plus kitchen/dining area. Well appointed bathroom/WC with shower. Gardens to front and rear. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Within easy reach of local amenities.



TO THE GROUND FLOOR

Entrance Porch

With a radiator. Double glazed entrance door and windows. Access to:

Lounge

With two radiators and a double glazed window to the front. Stairs lead off to the first floor rooms.

Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and a good range of fitted base and wall cupboard units and working surfaces incorporating an oven, hob and extractor.space for washing machine and fridge freezer, Tiled areas. Understairs storage area off. There are double glazed windows either side of the double glazed exit door. Radiator. A cupboard houses the combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Tiled decor, double glazed window to the rear and a ladder radiator.

Outside

The property has useful outside space with gardens to the front and rear. Rear access gate.

Additional Information

All applications subject to referencing.

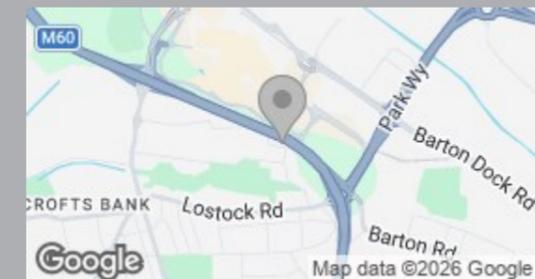
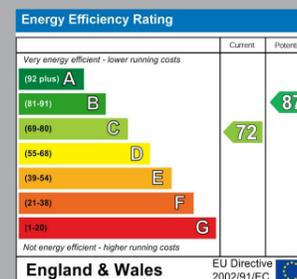
Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

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 (£36,000)



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