

**To let: 72 Devonshire Street
Grove Village, Ardwick M13 £1,200 PCM**



Brief Description:

A fantastic three storey spacious town house on the edge of Grove Village, close to the Universities, town centre and hospitals. The property has four bedrooms one with ensuite.

Property Details:

A spacious and well maintained three storey garden fronted townhouse with four bedrooms located in the heart of Grove Village. Very convenient for local shops and close to the city centre and universities.

The accommodation briefly comprises to the ground floor, hall, small sitting room, large dining kitchen. To the first floor there is a landing, a good sized double bedroom and living room. To the second floor there is a landing, two good double bedrooms, one with an en suite shower room and main bathroom.

Enclosed low maintenance garden to the rear, gas central heating with combination boiler and PVCu double glazing.

The property comprises of:

Ground Floor
Living Room

A versatile room which could be utilised as a spare bedroom. PVCu double glazed window to the front elevation. Radiator.

WC

Fitted with a white two piece suite comprising, wash hand basin with tiled splashback and low level WC. Wood effect flooring. Radiator.

Kitchen / Dining Room

PVCu double glazed door with triple locking and window to the rear elevation. Fitted with a range of wall and base units with marble effect work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Built in Bosch oven and four ring gas hob with extractor hood over. Plumbing for washing machine. Wood effect flooring. Part tiled walls. Wall mounted Baxi combination gas central heating boiler. Two radiators.

First Floor

Landing

Access to second bedroom and living area. Large useful understairs storage cupboard. Staircase with handrail to the second floor.

Bedroom 1

A spacious double bedroom with PVC double glazed window to the front elevation. Wood effect flooring. Radiator.

Bedroom 2

A spacious bedroom with PVCu double glazed window to the rear elevation. Radiator.

Second Floor

Landing

Access to both bedrooms and bathroom. Radiator.

Bedroom 3

A spacious master bedroom with PVCu double glazed window to the rear elevation. Door leading to en suite shower room. Radiator.

En Suite Shower Room

Fitted with a white two piece suite comprising, wash hand basin with tiled splashback and low level WC. Separate shower cubicle. Recessed spotlights to the ceiling.

Bedroom 4

Another spacious bedroom with PVCu double glazed window to the front elevation. Radiator.

All bedroom are fitted with double bed, wardrobe, chest of drawers and desk and chair.

Bathroom

Fitted with a white three piece suite comprising, wash hand basin, twin grip panelled bath with shower attachment and low level WC. Part tiled walls. Recessed spotlights to the ceiling

Available 1/7/14

Disclaimer.

These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment, or facilities are in good working order. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers or tenants must make their own enquiries as to the accuracy of all matters upon which they intend to rely.