



Arlington Road
Stretford
M32 9HJ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

33 Arlington Road
Stretford
Manchester
M32 9HJ



£400,000

NO ONGOING VENDOR CHAIN A substantial three bedroom semi-detached property that's situated in a popular and highly regarded location. Conveniently situated for local amenities. Three separate reception rooms plus fitted kitchen. Useful downstairs WC. Gas central heating system and double glazing. Gardens to the front and rear, driveway for off road parking and detached brick garage. Inspection highly recommended. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door and side panels. Stairs lead off to the first floor rooms. Radiator.

Dining Room

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

Lounge

With a coal effect fire set within a feature fireplace. Radiator. A double glazed door, with adjacent side panels, leads our to the rear patio and garden beyond.

Morning Room

With a radiator. There's a single drainer stainless steel unit, cupboard space and an 'Aga' cooker in situ. Double glazed window to the side. Access to:

Downstairs WC

With a low level WC and double glazed window to the side.

Kitchen

With a range of cupboard units and working surfaces that incorporate an oven, hob and extractor. Integrated fridge and freezer plus washing machine and dryer. There are double glazed windows to two elevations and a double glazed exit door to outside.

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 bay window to the front. Washing basin with storage below. Range of fitted wardrobes and storage space.



Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space.

Bedroom (3)

With a radiator and a double glazed window to the front. Wardrobes and storage space.



Bathroom

With a white suite comprising walk-in shower, pedestal wash hand basin with storage below, panelled bath and a low level WC. Tiled decor, two double glazed windows to the side and a ladder radiator.

Outside

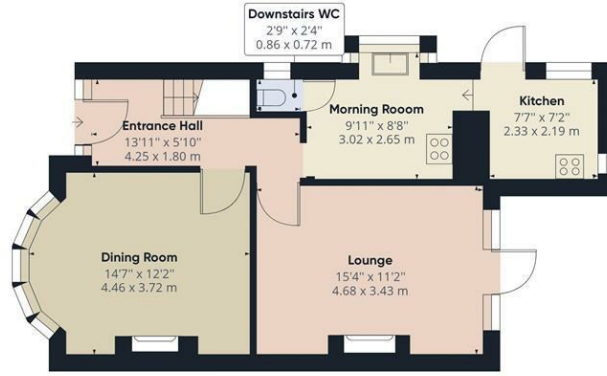
Lawned gardens to the front and rear, driveway for off road parking and there's a DETACHED BRICK GARAGE.



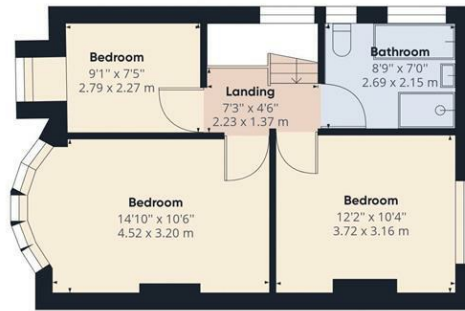
Additional Information.

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 21/06/1937. The annual ground rent payable is £5.





Ground Floor



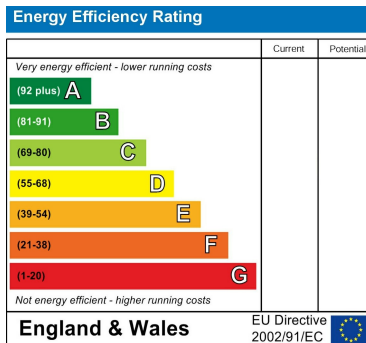
Floor 1

Approximate total area⁽¹⁾
1025.08 ft²
95.23 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.

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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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