



Cyprus Street  
Stretford  
M32 8BE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

90 Cyprus Street  
Stretford  
Manchester  
M32 8BE



Offers Over £330,000

\*A SPACIOUS THREE END TERRACED PROPERTY\* Two separate reception rooms. Large kitchen with built-in oven and hob. Bathroom/WC with white suite. Useful cellars beneath the property. Gas central heating system-combination boiler. Double glazed windows. Conveniently situated for local amenities. Easy access to the Metrolink Station. Courtyard and garden area to the rear. No ongoing vendor chain. Must be viewed to be appreciated. Freehold.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator, laminate flooring and stairs leading off to the first floor rooms.

### Lounge

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

### Dining Room

With a radiator, laminate flooring and a double glazed window to the rear.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and space for appliances. Double glazed window to the side in addition to a double glazed back door. Breakfast bar facility. Access to the cellars adjacent.

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (1)

With a radiator and two double glazed windows to the front.

### 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 rear. The 'Worcester' combination gas central heating boiler is located here.

### Bathroom

With a white suite comprising panelled bath, wash hand basin and low level WC. Radiator, tiled areas and double glazed window to the side.



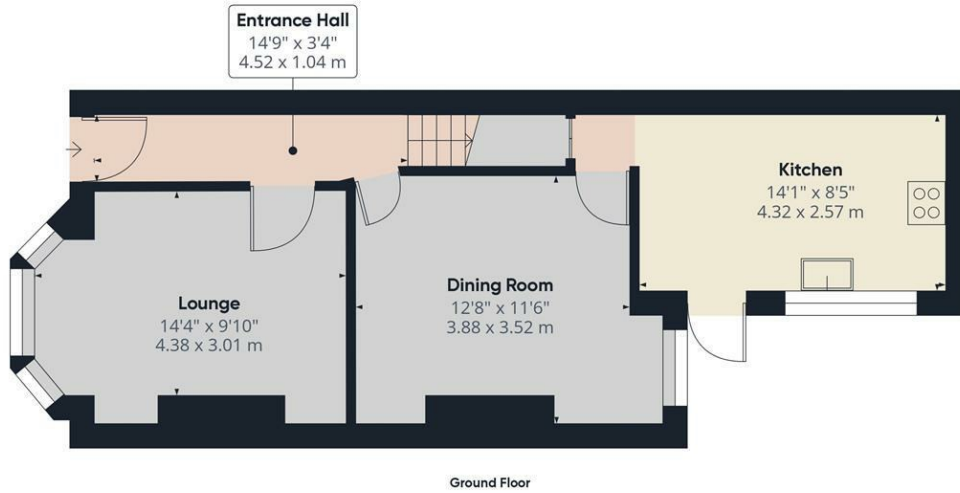
## Outside

To the front of the house is a forecourt area whilst, to the rear, is an enclosed courtyard beyond which is a lawned garden area.

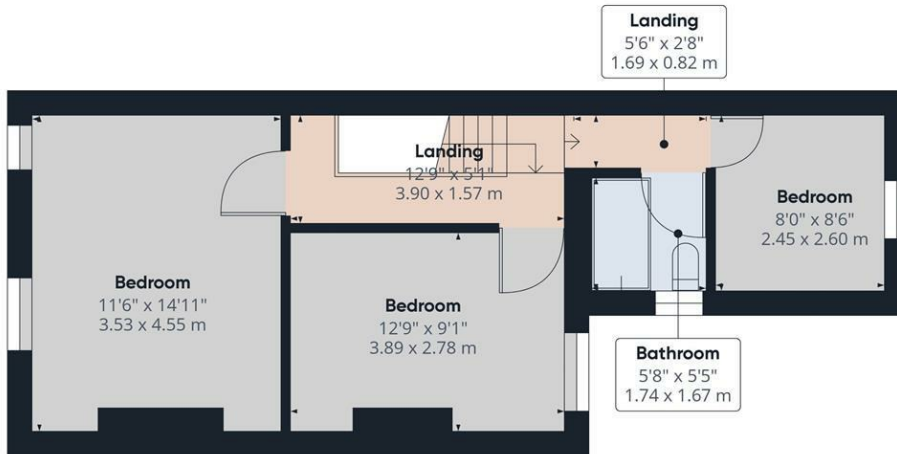
## Additional Information

The tenure of the property is FREEHOLD, subject to an annual ground rent of £4.





Ground Floor



Floor 1

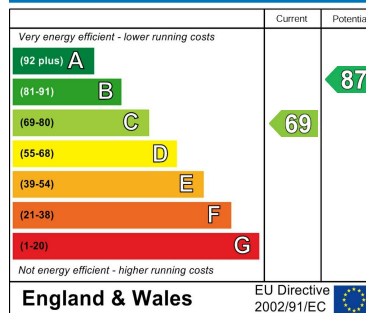
Approximate total area<sup>®</sup>  
936.72 ft<sup>2</sup>  
87.02 m<sup>2</sup>

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

**Energy Efficiency Rating**



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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

