

Stretton Avenue
Stretford
M32 9SD

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

44 Stretton Avenue
Stretford
Manchester
M32 9SD



£320,000

SITUATED IN A POPULAR AND CONVENIENT LOCATION An inter-war built three bedroom semi-detached property. Spacious through lounge/dining room. Morning room and kitchen. Well appointed bathroom with shower. Gardens to the front and rear. Off road parking and garage for storage. No ongoing vendor chain. Leasehold for 999 years from 09/08/1935, subject to an annual ground rent of £5. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

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

Through Lounge/Dining Room

With two radiators, a double glazed bay window to the front and a further double glazed window to the rear. Wall mounted fire and laminate flooring.

Morning Room

With a radiator and a double glazed window to the side. Understairs storage off. Laminate flooring. Archway to:

Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Gas cooker point, double glazed window to the side and a door to outside. Wall mounted gas central heating boiler. Tiled areas.

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.

Bedroom (2)

With a double glazed window to the rear.



Bedroom (3)

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

Bathroom/WC

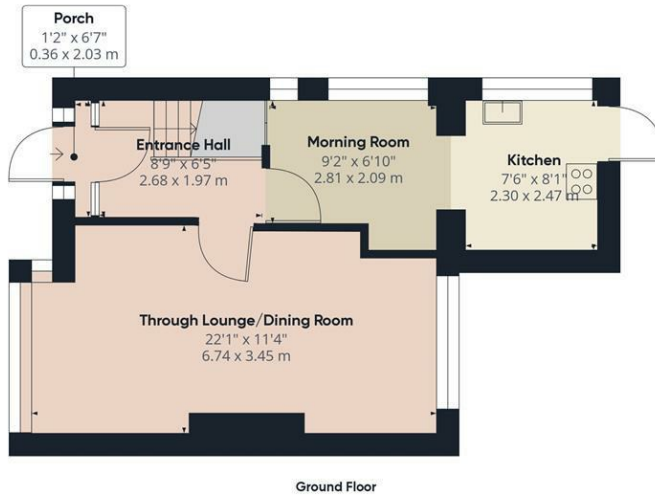
With a white suite comprising panelled bath, pedestal wash hand basin and a low level WC. Over the bath shower with an anti splash screen fitted. Double glazed window to the side, ladder radiator and tiled decor. Spot lighting.



Outside

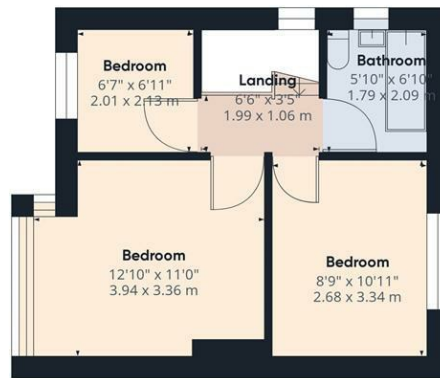
Gardens to the front and rear, driveway for off road parking and garage for storage.





Ground Floor

Approximate total area⁽¹⁾
787.42 ft²
73.15 m²



Floor 1

(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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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