



Barton Road  
Stretford  
M32 9RA

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



187 Barton Road  
Stretford  
Manchester  
M32 9RA



£450,000

\*A SPACIOUS POST-WAR THREE BEDROOM SEMI-DETACHED PROPERTY OCCUPYING A LARGE CORNER PLOT AND OFFERING UNDOUBTED POTENTIAL TO EXTEND (SUBJECT TO ANY PLANNING CONSENTS NECESSARY)\* Ideally positioned within walking distance to Stretford Metrolink Station, Arndale Centre and other local amenities. A much cared for property, now offering great potential to those buyers looking to extend/personalise a property to their own requirements. Gas central heating system and double glazing. Excellent off road parking facilities. Enclosed gardens to the side and rear with lawned and patio areas. Must be viewed to appreciate the potential. No ongoing vendor chain. Leasehold. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Understairs storage. Further useful cloaks/storage off with a double glazed window to the front.

### Lounge

With a double glazed bay window to the front. Living flame gas fire set within a feature fireplace. Picture rail. Sliding glazed doors to:

### Dining Room

With a double glazed sliding patio door out to the rear garden. Fitted fireplace. Radiator.

### Morning Room

With a radiator and a double glazed window to the rear. Cupboard housing the water meter. Open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Space for appliances. Tiled areas. Gas cooker. Double glazed window to the rear and double glazed exit door out to the rear garden.

### Garage

With double opening doors. Wall mounted 'Worcester' gas central heating boiler. Window and door to the side.

## TO THE FIRST FLOOR

### Landing

With a loft access point and feature double glazed window with stained glass inserts.



### **Bedroom (1)**

With a double glazed bay window to the front. Range of fitted wardrobes with sliding doors. Radiator.

### **Bedroom (2)**

With a double glazed window to the rear elevation. Excellent range of fitted wardrobes/dressing table facility. Radiator.



### **Bedroom (3)**

With a double glazed window to the front. Radiator. Built in wardrobes with sliding door.



### **Shower Room**

With a walk-in shower with 'Mira' electric shower fitted. Wash hand basin with storage below. Double glazed window to the side. Tiled areas. Radiator. Cylinder cupboard off.

### **Separate WC**

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



### **Outside**

To the front of the property are excellent off road parking facilities pl two lawned areas, brick boundary wall etc.

To the rear and side are extensive garden areas incorporating both lawned and patio areas with greenhouse and attached, covered store ideal for workshop/bin store etc.



### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 990 years from 24/10/1940, subject to an annual ground rent of £6.



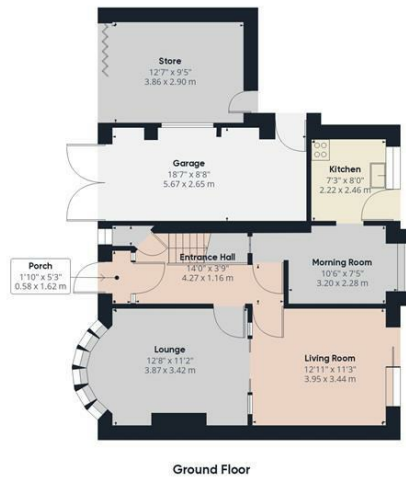




**187 Barton Road, Stretford, Manchester, M32 9RA**







Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1309.59 ft<sup>2</sup>  
121.66 m<sup>2</sup>

(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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.

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)



**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT