



Old Hall Road
Stretford
M32 9TL

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

29 Old Hall Road
Stretford
Manchester
M32 9TL



£275,000

OCCUPYING A POPULAR AND CONVENIENT LOCATION ADJACENT TO LOSTOCK PARK An extended inter-war built semi-detached property with two double bedrooms. Two separate reception rooms plus large kitchen/diner. Utility room and storage garage/workshop. Well appointed bathroom with shower. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Off road parking facilities. Enclosed garden to the rear with patio section. Must be viewed to be appreciated. No ongoing vendor chain. Leasehold for the residue of 999 years from 01/05/1936, subject to an annual ground rent of £4.50. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door and a radiator. Stairs lead off to the first floor rooms.

Front Sitting Room/Home Office

With a radiator and a double glazed bay window to the front. Currently fitted out as a home office with desk space, storage etc.

Lounge

With an open feature fireplace. Radiator, understairs storage off and a double glazed sliding patio door to the garden.

Kitchen/Diner

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear and a double glazed sliding patio door leads out to the rear decking patio and garden beyond. Tiled areas, radiator and space for appliances.

Utility Room

With a radiator, a double glazed window and plumbing for a washer. The combination gas central heating boiler is located here. Door to:

Storage Garage

With power, light and a UPVC door to the front.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side.

Bedroom (1)

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

Bedroom (2)

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



Bathroom

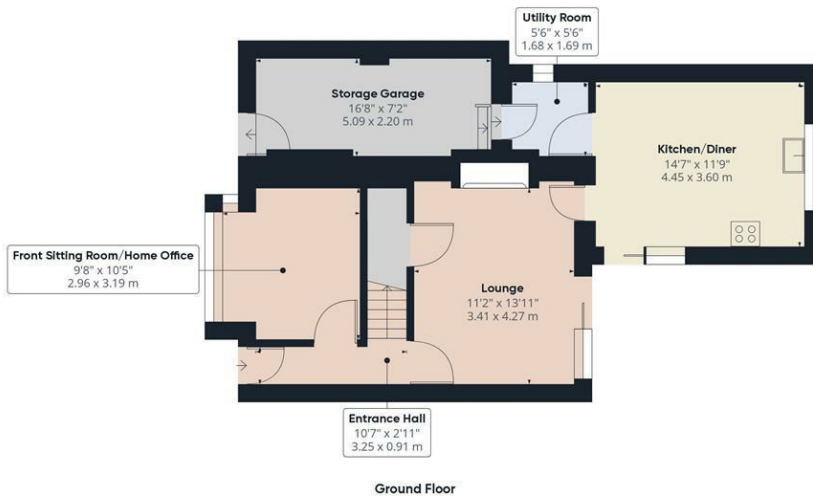
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear, ladder radiator and tiled decor. A shower is installed over the bath and an anti splash screen is fitted.



Outside

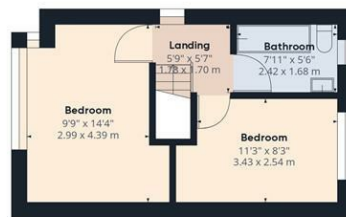
To the front of the property is a garden area and a driveway for off road parking. To the rear is an enclosed garden with a timber shed, lawn and a decking patio section.





Ground Floor

Approximate total area⁽¹⁾
987.76 ft²
91.77 m²



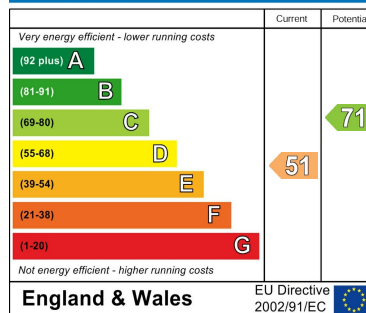
Floor 1

(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



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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

