



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Meadow Close  
Stretford  
M32 8JF

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Offers Over £420,000

\*OCCUPYING A POPULAR AND SOUGHT AFTER LOCATION WITH AN OPEN REAR ASPECT AND A SOUTHERLY OUTLOOK\*  
Within easy walking distance of Stretford Metrolink Station and Stretford Grammar School. A post-war built three bedroom semi-detached property that offers fantastic potential for improvement and extension, subject to any necessary planning consents. Vaillant combination gas central heating boiler. Double glazed windows and exterior doors. Spacious through lounge/dining room. Breakfast kitchen with built in oven and hob. Bathroom and separate WC. Delightful, good sized rear garden. Off road parking and attached brick garage. Cul-de-sac location with Turn Moss Playing fields directly to the rear. Must be viewed to appreciate the potential. Freehold. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With an entrance door and side panels. Door to:

### Entrance Hall

With a radiator. Feature entrance door and stairs leading off to the first floor rooms.

### Through Lounge/Dining Room

With radiators to each end of this spacious living room. Double glazed bay window to the front and a double glazed sliding patio door leads out to the rear garden and provides a most attractive view and abundance of natural light. A coal effect fire is set within a feature fireplace.

### Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units incorporating an oven, hob and extractor. Tiled areas, double glazed windows to two elevations and a double glazed exit door to outside. Plumbing for a washer, tiled areas and a useful understairs storage area off. Radiator.

## 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. 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.

### **Bathroom**

With a coloured suite comprising panelled bath and pedestal wash hand basin. Tiled decor, double glazed window to the side and a radiator. A shower is installed over the bath and a rail and curtain are fitted. Linen cupboard.



### **Separate WC**

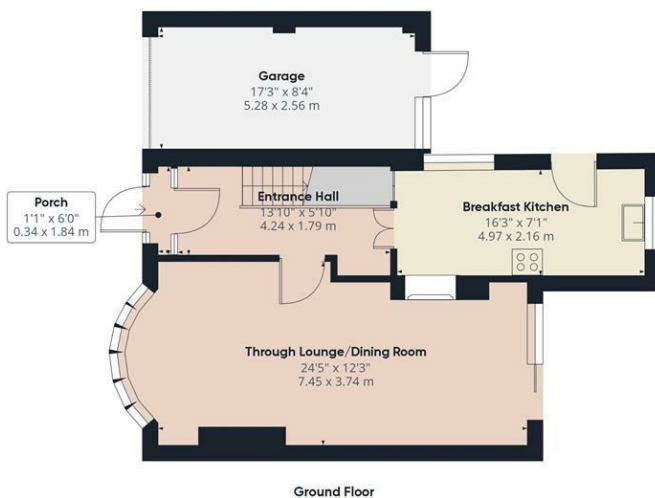
With a low level WC. Double glazed window to the side.



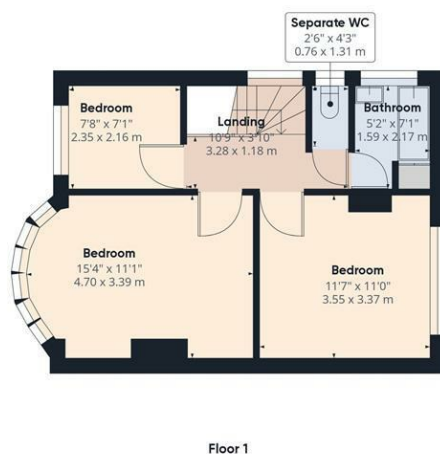
### **Outside**

To the front of the house is a garden forecourt. A driveway provides an off road parking facility and gives access to an ATTACHED BRICK GARAGE with an up and over door, power and light. To the rear is an excellent sized garden, with a southerly aspect, that has an open aspect over Turn Moss playing fields.





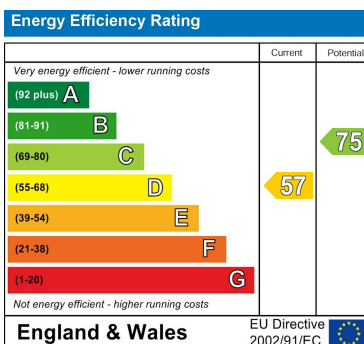
Approximate total area<sup>(1)</sup>  
1097.01 ft<sup>2</sup>  
101.92 m<sup>2</sup>



(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.

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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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