



Cyprus Street
Stretford
M32 8BD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

73 Cyprus Street
Stretford
Manchester
M32 8BD



£395,000

A SPACIOUS VICTORIAN THREE DOUBLE BEDROOM MID TERRACED PROPERTY Presented in excellent condition throughout. Many period features retained. Spacious open plan dining/kitchen room provides a focal point of the property. Useful storage cellar. Well appointed bathroom. Good sized enclosed rear garden with patio, lawn and gravel areas. Situated in a popular location, within easy walking distance to Victoria Park, Stretford Mall and Stretford Metrolink station. Must be viewed to be appreciated. Leasehold. Virtual Tour Available. Approx 1220 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door. Stairs off to the first floor rooms. Period style cast iron radiator. Wood tile flooring.

Lounge

With a bay window to the front elevation. Wood burner inset within the chimney breast with granite hearth. Picture rail.

Dining Room

With exposed floorboards and feature recess inset within the chimney breast. Double glazed window to the rear. Radiator. Open to:

Kitchen

With French doors leading out the to the rear garden. Belfast sink unit with mixer tap. Space for range style cooker. Stoves extractor canopy. Period ornamental stove built into chimney breast with feature surround. Original Victorian fitted cupboards built into alcove. Two double glazed windows to the side elevation. Exposed floorboards. Metro tiling.

Storage Cellar

A useful storage cellar with a double glazed window to the front elevation. Viessman wall mounted combination gas central heating boiler. Plumbing for a washer. Radiator. Service meters.

TO THE FIRST FLOOR

Landing

Loft access point.

Bedroom (1)

A double bedroom with two double glazed windows to the front elevation. Period style decorative fireplace. Feature period style radiator.



Bedroom (2)

A double bedroom with a radiator and double glazed window to the rear. Built in wardrobe/storage to one alcove.

Bedroom (3)

A double bedroom with a double glazed window to the rear. Period style feature radiator.

Bathroom

With a three piece white suite comprising bath, wall mounted wash hand basin and low level WC. Double glazed window to the side. Hexagonal wall tiling. Black ladder radiator. Period style shower installed over the bath with a rail and curtain fitted.



Outside

To the front of the property is a garden forecourt. To the rear is a good sized enclosed rear garden with lawn, patio and gravel sections.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 20/09/1897. A ground rent is payable of £6 per annum.





Floor -1



Ground Floor

Approximate total area⁽¹⁾
1219.97 ft²
113.34 m²

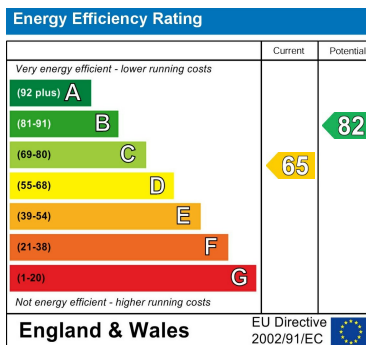


Floor 1

(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.

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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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