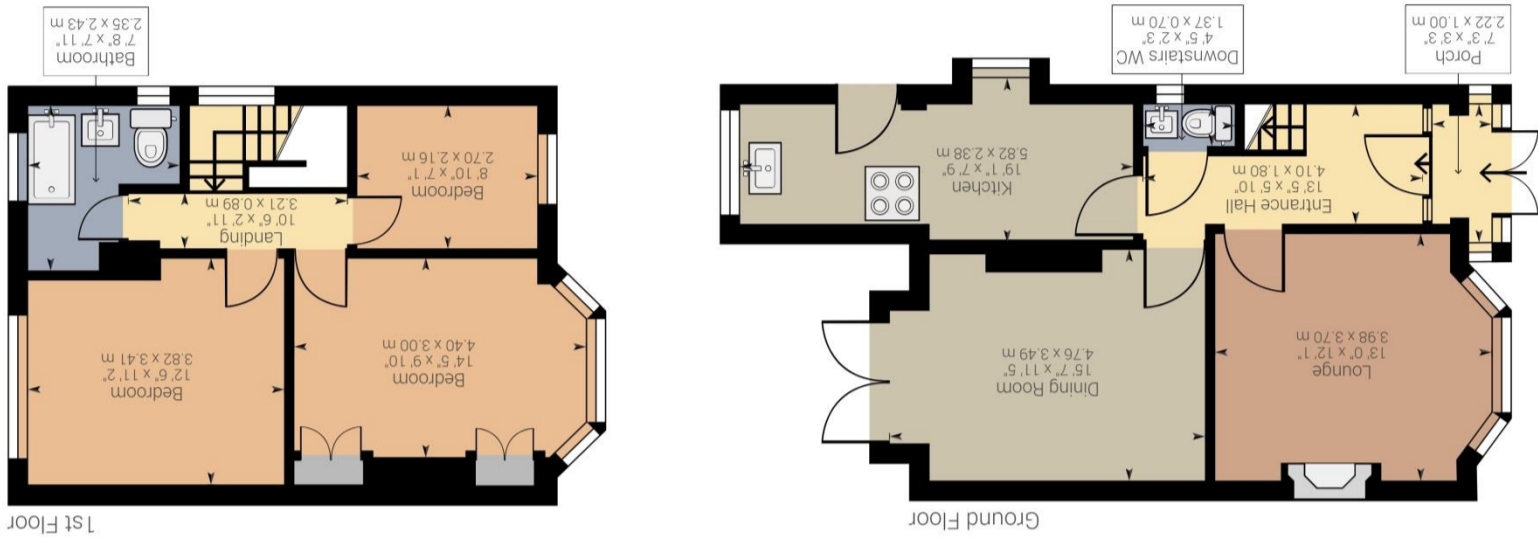




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Approximate net internal area: 979.57 ft² / 91.01 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate,
 not to scale. This floor plan is for illustrative purpose only and should be used as such by any
 prospective tenant or purchaser.



35 Bradfield Road | Stretford | Manchester | M32 9LA
 £350,000 No Chain

35 Bradfield Road

Stretford

£350,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY Occupying a sought after location adjacent to the entrance to Moss Park and with park views from the rear. Gas central heating system and double glazing. Recently refurbished kitchen and bathroom areas. Freshly decorated and new floorcoverings right through. Two separate reception rooms. Well appointed family bathroom with shower. Useful downstairs WC. Gardens to the front and rear plus a driveway to a garage. Undoubted potential for a side extension, subject to any planning permission necessary. No ongoing vendor chain. Must be viewed to be appreciated.



TO THE GROUND FLOOR

Porch

Built on at the front of the house of part brick construction.

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms beneath which there is access to:

Downstairs WC

With a low level WC and wash hand basin. Window to the side.

Lounge

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

Dining Room

With a radiator and double glazed double doors to outside. Spotlighting.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Radiator, plumbing for a washer and double glazed windows to two elevations. Spotlighting. A matching cupboard houses the 'Vaillant' combination gas central heating boiler. Tiled areas. Integrated dishwasher.

TO THE FIRST FLOOR

Landing

With a window to the side and a loft access point.

Bedroom (1)

With a radiator and double glazed bay window to the front. Good range of fitted wardrobes and storage space.

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a three piece white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. There are double glazed windows to two elevations, tiled door to complement the suite and a chrome radiator. Spotlighting and an extractor fan. Over the bath shower with an anti splash screen fitted.

Outside

Gardens to the front and rear, driveway to a GARAGE.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 28/11/1933.



To view this property call Paul Birtles Estate Agents on **0161 747 9095**