



St. Georges Road  
Stretford  
M32 9JF

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

29 St. Georges Road  
Stretford  
Manchester  
M32 9JF



## Offers Over £350,000

\*OCCUPYING A POPULAR AND HIGHLY REGARDED LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES\* An inter-war built three bedroom semi-detached property. Two separate reception rooms plus Breakfast Kitchen. Shower room/WC. Gas central heating system - combination boiler. Double glazed windows. Front and rear garden areas. Off road parking plus garage for storage. No ongoing vendor chain. Must be viewed to be appreciated. Leasehold for the residue of 999 years ( less 10 days ) from the 2nd of February 1928, subject to an annual ground rent of £5. Virtual Tour Available. Approx 1030 sq ft.

## TO THE GROUND FLOOR

### Porch

With a feature double glazed entrance door and side panels.  
Door to :

### Entrance Hall

With a radiator with a decorative cover and stairs leading off to the first floor rooms.

### Dining Room

With a coal effect fire set with feature surround, radiator and a double glazed bay window to the front.

### Lounge

With a radiator and a coal effect fire set within a feature surround. Double glazed door with adjacent windows to:

### Sun Room

Built on at the rear of the property of part brick construction with double glazed units all around and with a door to the garden. Radiator and laminate flooring.

### Breakfast Kitchen

With a single drainer stainless steel sink unit and range of base and wall cupboard units and working surfaces. Double glazed windows to two elevations and door to outside. Breakfast bar facility, radiator and plumbing for an automatic washing machine. Gas point for a cooker and space for fridge freezer. Useful understairs storage off.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side.

### Bedroom (1)

With a radiator with a decorative cover, a range of fitted wardrobes and storage space and a double glazed bay window to the front.

### Bedroom (2)

With a radiator, a range of wardrobe space and a double glazed window to the rear.

### Bedroom (3)

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

### Bathroom (Shower only at present)

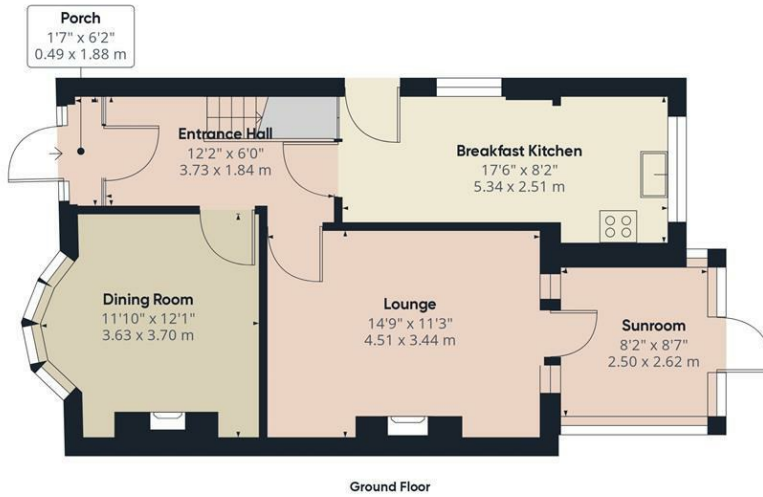
With a white suite comprising walk-in shower, wash hand basin with storage below and a low level WC. Double glazed window to the rear, radiator and tiled areas. Extractor fan, loft access point and storage cupboard.

### Outside

The property occupies a fully enclosed plot with garden areas to the front and rear. A driveway provides an off-road parking facility and there's a garage for storage.







Ground Floor



Floor 1

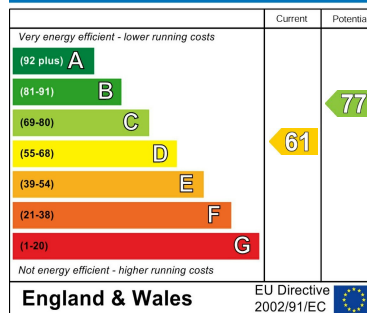
Approximate total area<sup>(1)</sup>  
1029.9 ft<sup>2</sup>  
95.68 m<sup>2</sup>

(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**



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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