



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Jackson Street
Stretford
M32 8AZ

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58 Jackson Street
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Manchester
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Offers Over £299,950

A SUPERBLY PRESENTED THREE BEDROOM END TERRACED PROPERTY Comprehensively improved in recent times. Two separate reception rooms plus newly fitted kitchen. Well appointed newly fitted bathroom with shower. Gas central heating system - combination boiler (Installed 2023). Double glazed windows. Enclosed courtyard to the rear. Conveniently situated for local amenities. Easy walking distance to the Metrolink Station, Victoria Park and Stretford Mall. Motorway access close at hand. No ongoing vendor chain. Drop your bags and move in! Virtual Tour Available. Approx 787 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With oak flooring, a radiator and a very useful under stairs storage cupboard off.

Lounge

With a radiator, a double glazed imitation sash window to the front and oak wood flooring. Fitted meter cupboards. Fitted oak shelving to one alcove.

Dining Room

With a radiator and an imitation sash double glazed window to the rear. Oak wood flooring. Stairs off to the first floor rooms and opening to:

Fitted Kitchen

A newly fitted kitchen with a one and a half bowl stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven hob and extractor. A washing machine is plumbed in. There are double glazed imitation sash windows to the side and rear, a radiator and a door to the courtyard. Space for fridge freezer. A cupboard houses the combination gas central heating boiler. (Installed 2023)

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator, a double glazed imitation sash window to the front and a period cast iron decorative fireplace. Useful storage cupboard off.

Bedroom (2)

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

Bedroom (3)

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

Bathroom

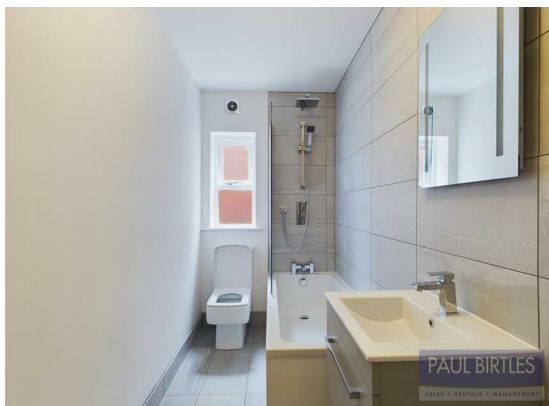
A newly fitted bathroom with a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Over the bath shower with an anti splash screen fitted. Extractor fan, chrome ladder radiator and a double glazed window to the side.

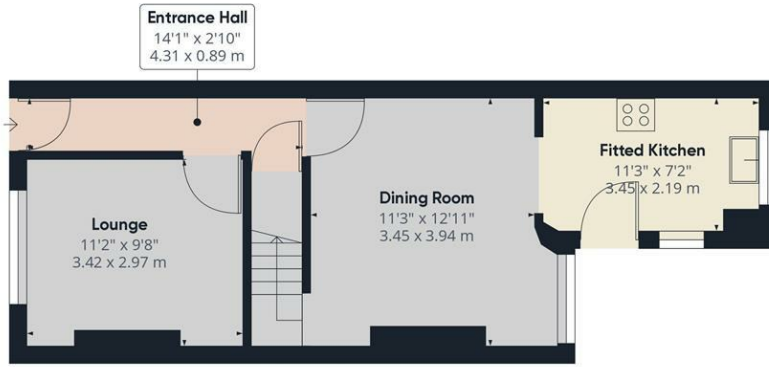
Outside

To the front of the property is a forecourt area whilst, to the rear, is an enclosed courtyard with brick boundary walls and a rear access gate.

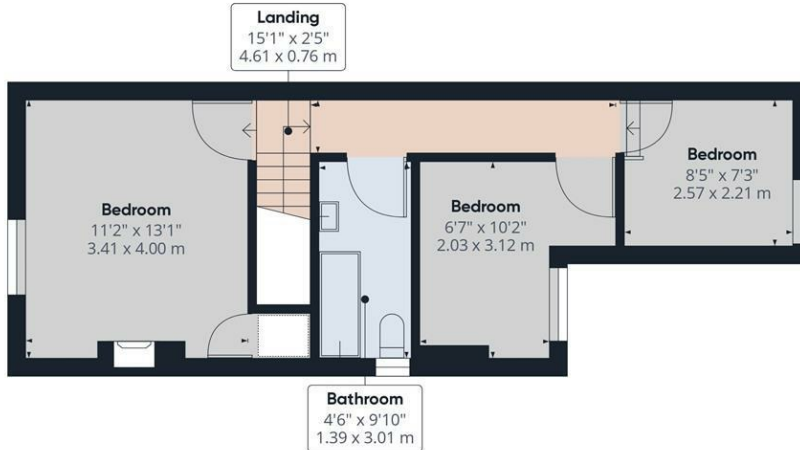
Additional Information

The tenure of the property is LEASEHOLD for the residue of 998 years from 05/12/1957, subject to a ground rent of £3 per annum.





Ground Floor



Floor 1

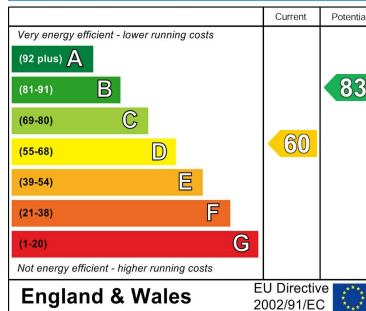
Approximate total area⁽¹⁾
786.63 ft²
73.08 m²

(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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