



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area[®]
849.28 ft²
78.9 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



Contact

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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Kings Road
Manchester
M32 8GW

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388 Kings Road
Stretford
Manchester
M32 8GW

Offers Over £260,000
Freehold



A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY Requiring a comprehensive schedule of improvement and modernisation. Gas central heating system- combination boiler. Two separate reception rooms plus kitchen. Bathroom and separate WC. Gardens to the front and rear. Off-road parking facility. Occupying a most convenient location close to Longford Park. Easy access to the Metrolink station and motorway access is close at hand. No ongoing vendor chain. Freehold. Non-standard construction (Discuss with agent). Must be viewed to appreciate the potential. 849 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and stairs off to the first floor rooms. Entrance door to the side elevation.

Lounge

With a radiator and a bay window to the front. Feature fireplace.

Dining Room

With a radiator and a window to the front.

Kitchen

With the combination gas central heating boiler. Pantry off and rear porch to outside. Window to the rear. Requiring complete updating. Gas point for a cooker and plumbing for automatic washing machine. Radiator.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a radiator and a window to the front. Cupboard and fireplace.

Bedroom (2)

With a radiator and the window to the rear.

Bedroom (3)

With a radiator and the window to the front.

Bathroom

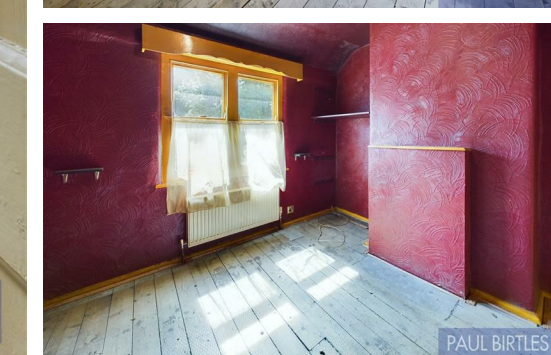
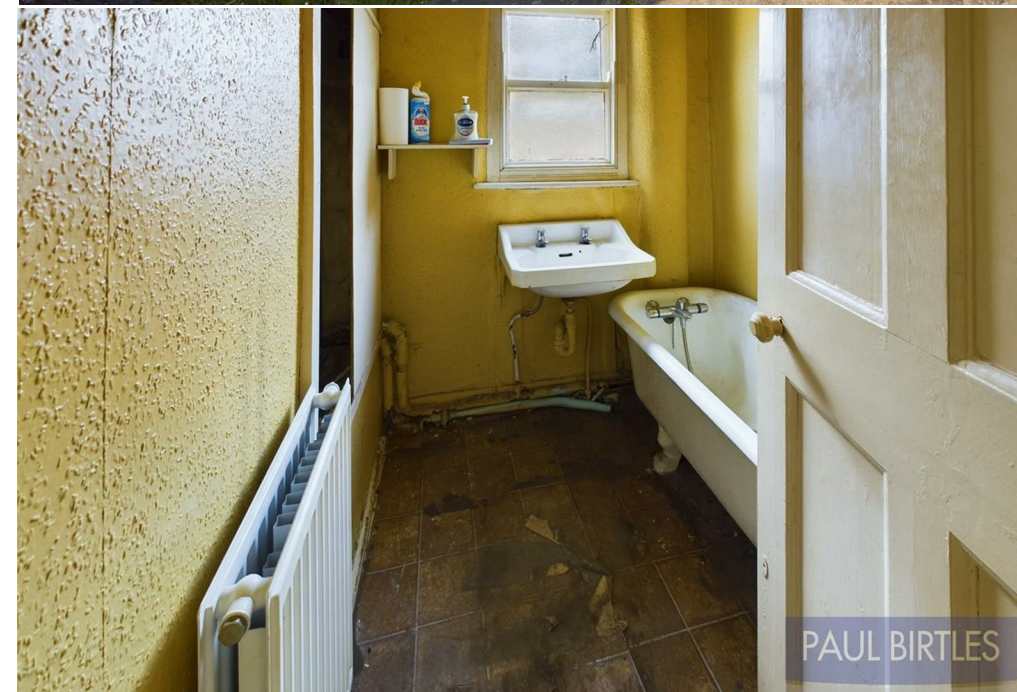
With a white suite comprising bath and wash hand basin. Window to the side and storage facilities.

Separate WC

With a low level WC and window to the rear.

Outside

Gardens to the front and rear and driveway for off-road parking.



Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		84
B (81-91)		
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

Stretford Google A5145 Map data ©2024 Google

