



Barton Road  
Stretford  
M32 9RB

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

223 Barton Road  
Stretford  
Manchester  
M32 9RB



## Offers Over £525,000

\*AN INTER-WAR BUILT DETACHED PROPERTY OF CONSIDERABLE CHARM AND CHARACTER\* Occupying a popular and highly regarded location with a great sized rear garden with a South Westerley aspect. Spacious family accommodation with three reception rooms, a large breakfast kitchen and three double bedrooms. Useful downstairs WC and family bathroom with shower. Good off-road parking facilities and a garage. Gas central heating system and double glazing. Planning permission granted to add two further bedrooms etc. ( Details available upon request). No ongoing vendor chain. Freehold. Must be viewed to appreciate the potential offered to create a fantastic family home. Approx 1441 sq ft.

### TO THE GROUND FLOOR

#### Porch

With a double glazed entrance door and side panels. Feature double glazed door with side panels to:

#### Entrance Hall

With a radiator and stairs off to the first floor rooms. Plate rack for display and beamed effect to walls and ceiling. Access to :

#### Downstairs WC

With a white suite comprising low level WC and wash hand basin. Extractor fan.

#### Lounge

with a radiator, a double glazed bay window to the front and laminate flooring. There are two further feature windows to the side elevation.

#### Sitting Room

With a radiator and a double glazed bay window to the rear. There are two further feature windows to the side elevation. Plate rack for display and beamed effect to walls and ceiling.

#### Dining Room

With a radiator and a double glazed bay window to the rear. The 'Worcester' combination gas central heating boiler is located here. Substantial storage cupboard.

#### Kitchen/Breakfast Room

With a stainless steel sink unit and a good range of base and wall cupboard units and working services to incorporate an oven, hob and extractor. Space for appliances with plumbing for an automatic washing machine, etc. Double glazed window and exit door to the rear. Tiled areas, radiator and access door to the GARAGE that has power, light and a window.

### TO THE FIRST FLOOR

#### Landing

With a feature window to the side and a loft access point. Substantial storage cupboard off.

#### Bedroom (1)

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

#### Bedroom (2)

With a radiator and a double glazed bay window to the rear. Range of fitted wardrobes and storage space.

#### Bedroom (3)

With a radiator and a double glazed window to the front. Very useful walk-in storage area off.

#### Family Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low-level WC. There are two double glazed windows to the rear, a radiator and tiled decor. Over the bath shower with an anti splash screen fitted. Extractor fan.

#### Outside

To the front of the house is a garden area and a driveway that provides good off-road parking facilities. The driveway also gives access to an attached garage with power and light laid on. To the rear is a really generous sized garden with lawn, patio etc. The rear garden has a south westerly aspect.

#### Additional Information

The property was rewired in 2022.

Plans for proposed extension available upon request.





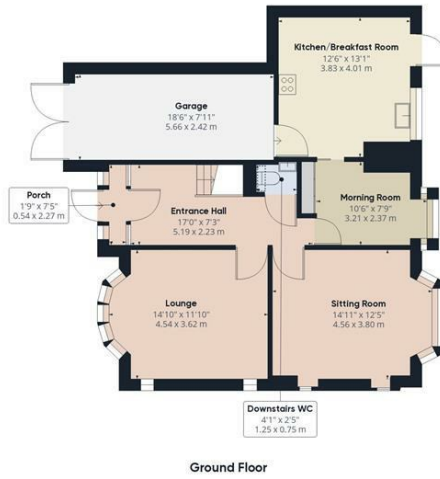


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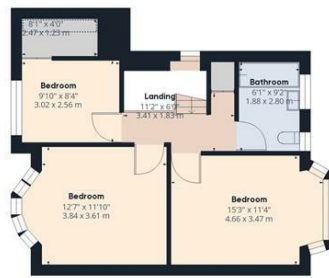


Approximate total area<sup>®</sup>

1441.08 ft<sup>2</sup>  
133.88 m<sup>2</sup>

Reduced headroom

12.29 ft<sup>2</sup>  
1.14 m<sup>2</sup>



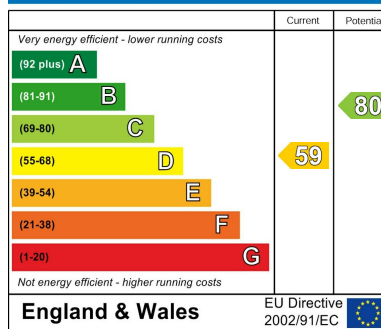
(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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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