



**The Bowling Green**  
Stretford  
M32 0HN

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Apartment 15,2  
The Bowling Green  
Stretford  
Manchester  
M32 0HN



£185,000

\*A TWO BEDROOM/TWO BATHROOM  
FIRST FLOOR RETIREMENT  
APARTMENT SPECIFICALLY FOR  
PERSONS AGED 55 AND ABOVE\*

Situated in a popular and highly regarded development that's within easy reach of local amenities. Gas central heating system and double glazing. Good sized lounge, fitted kitchen with appliances and en-suite facilities to the master bedroom. Well appointed main bathroom.

Lift to all floors. On-site manager available. Communal lounge for residents. Gated car park with a dedicated space for apartment 15. Must be viewed to be appreciated. No ongoing vendor chain.

### Entrance Hall

With a radiator. Double doors provide access to a substantial storage cupboard with plumbing for an automatic washing machine provided and housing the Vaillant combination gas central heating boiler.

### Lounge/Dining Room

With a radiator. A double glazed door with a side panel provides access to a balcony. Access to :

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There's an integrated fridge and freezer, tiled areas and an extractor fan.

### Bedroom (1)

With a radiator, double glazed window and fitted wardrobe and storage space. Access to :

### En-Suite Shower Room/WC

With a walk-in shower, pedestal wash hand basin and low level WC. Tiled areas, extractor fan and ladder radiator.

### Bedroom (2)

With a radiator and a double glazed picture window.

### Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash basin and low level WC. Tiled areas, ladder radiator and an extractor fan.

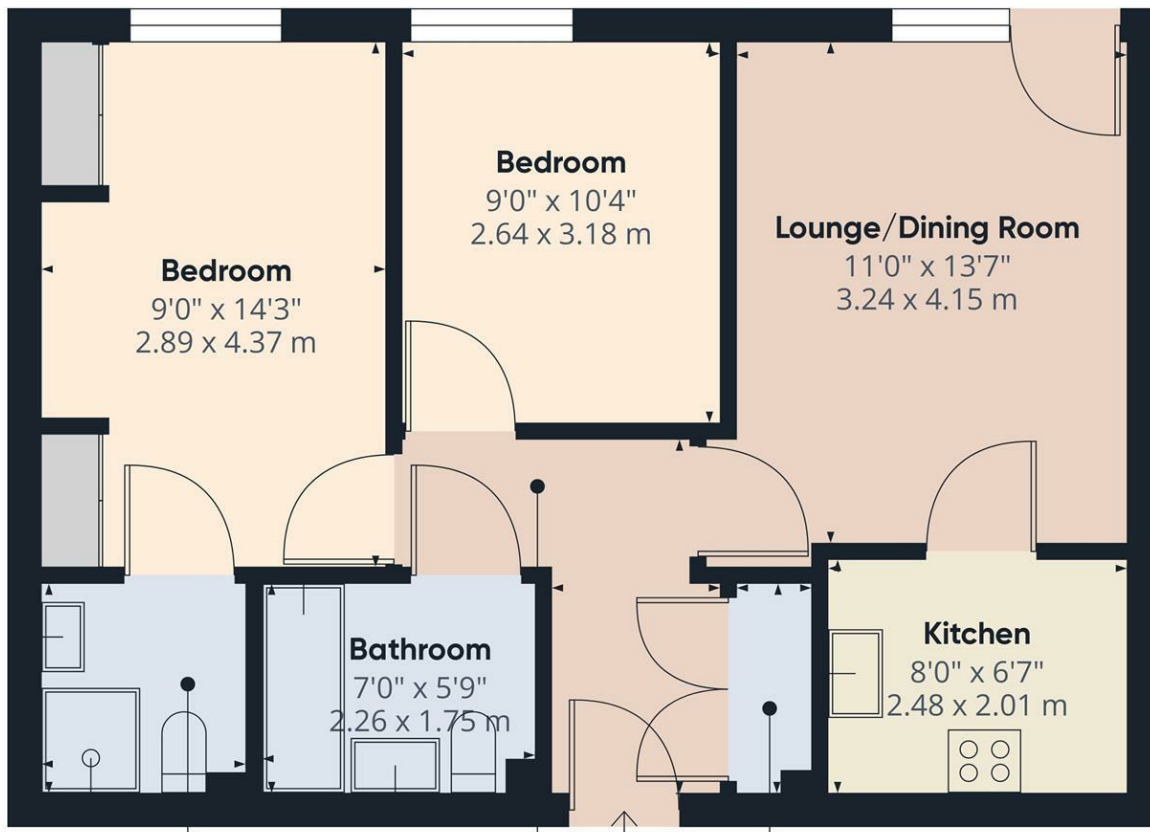
### Outside

The development stands within grounds that are beautifully presented and landscaped. There's a gated parking area where apartment 15 has a dedicated space. Adjacent to the development is a pleasant garden area for residents.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/04/2009. A service charge is payable of approx £250pcm. (Exact figure to be confirmed)





Approximate total area<sup>(1)</sup>  
584.37 ft<sup>2</sup>  
54.29 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**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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