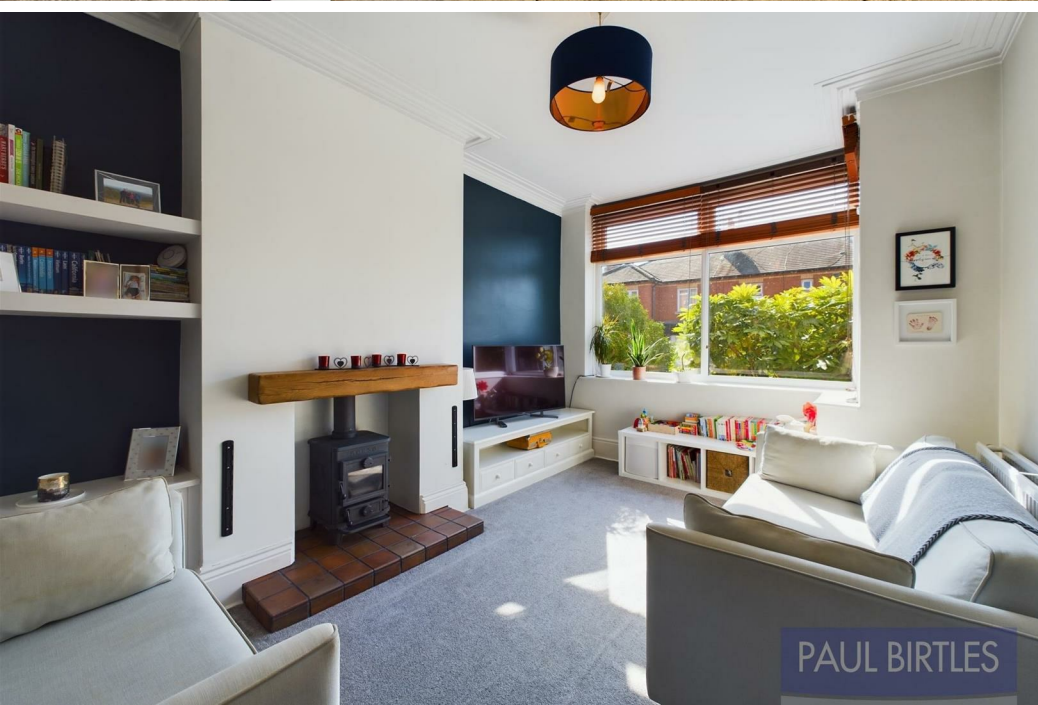




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10 Cranbourne Road  
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## Offers Over £340,000

\*A SUPERBLY PRESENTED THREE BEDROOM PERIOD MID TERRACED PROPERTY\* Situated in a much sought after location within walking distance to Metrolink stations, Hullard & Seymour Parks and local shops on Ayres Road. Spacious accommodation of approx 1084 sq ft. Through lounge/dining room incorporating Morso woodburner. Well appointed kitchen and bathroom areas. Useful storage cellar offering potential for upgrade (subject to any consents necessary). Landscaped rear courtyard with lawned area and porcelain tiling. Within close proximity to Seymour Park Primary School. Freehold. High quality fixtures and fittings throughout. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a period style entrance door with leaded lights and stained glass inserts. Laminate flooring. Radiator. Stairs off to the first floor rooms.

### Lounge

With a double glazed bay window to the front. Fitted shelving and cupboard to alcove. Radiator. Morso wood burner inset within a feature recess within the chimney breast with wooden mantel and tiled hearth. Open To:

### Agent's Note

The lounge is currently open to the dining room. The current vendors retain double doors that could be re-instated if two separate reception rooms is preferred.

### Dining Room

With a double glazed window to the rear. Fitted cupboard and shelving to alcove. Radiator. Period style cast iron feature fireplace set within the chimney breast providing a focal point of this room. Door to:

### Kitchen

With an excellent range of base and wall cupboard units and oak working surfaces incorporating a 'Belfast' sink with mixer tap. AEG oven and gas hob with extractor canopy above. Contemporary tiled splashbacks. Neff integrated microwave. Cupboard off housing the 'Worcester' combination gas central heating boiler. Vertical radiator. Double glazed window to the rear elevation and exit door to the rear courtyard. Integrated dishwasher and washing machine. Space for fridge/freezer. Laminate flooring. Spot lighting.

### Storage Cellar

Providing useful storage facilities/service meters etc. Offering potential for upgrade/conversion subject to any necessary consents.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With two double glazed windows to the front elevation. Period style radiator. Fitted wardrobes either side of the chimney breast.

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Bathroom

A beautifully appointed bathroom with suite comprising tile panelled bath, low level WC and wall hung vanity wash hand basin with storage below. Shower installed over the bath with an anti-splash screen fitted. Double glazed window to the side elevation. Chrome ladder radiator. Contemporary floor and Metro wall tiling. Storage cupboard.

### Outside

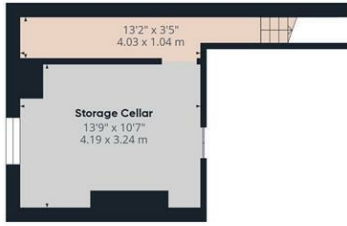
To the front is a forecourt areas for recycling bins. To the rear is a landscaped courtyard with Porcelain patio areas, lawn and rear access gate.

### Additional Information

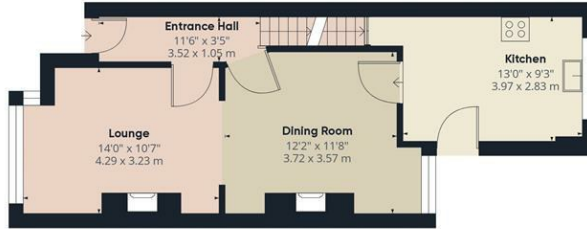
The tenure of the property is FREEHOLD, subject to an annual rentcharge of £2.50.







Ground Floor



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>  
1084.14 ft<sup>2</sup>  
100.72 m<sup>2</sup>

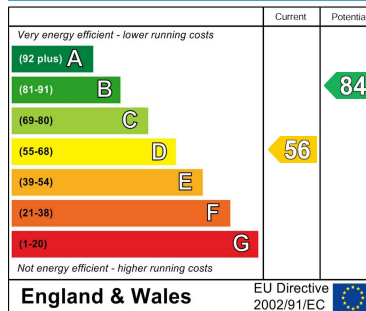
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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