



**Peter Wood Gardens**  
Stretford  
M32 9EP

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



4 Peter Wood Gardens  
Stretford  
Manchester  
M32 9EP



£150,000 FOR A 75%  
SHARE

\*SITUATED IN A MOST CONVENIENT LOCATION WITHIN EASY REACH OF THE FACILITIES AVAILABLE WITHIN BOTH URMSTON AND STRETFORD TOWN CENTRES\*A two bedroom first floor retirement department, specifically for persons aged 55 and above. Own ground floor entrance. Good sized lounge/dining room. Kitchen and bathroom/WC with shower. Communal grounds with parking facilities. Gas central heating system and double glazing. Leasehold for the residue of 99 years from 1st August 2002. No ongoing vendor chain. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

### Landing

With a radiator, a loft access point and a built-in cloaks/storage area off.

### Lounge/Dining room

With a radiator and a double glazed window to the side elevation.

### Bedroom (1)

With a radiator and double glazed windows to 2 elevations.

### Bedroom (2)

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

### Bathroom/WC

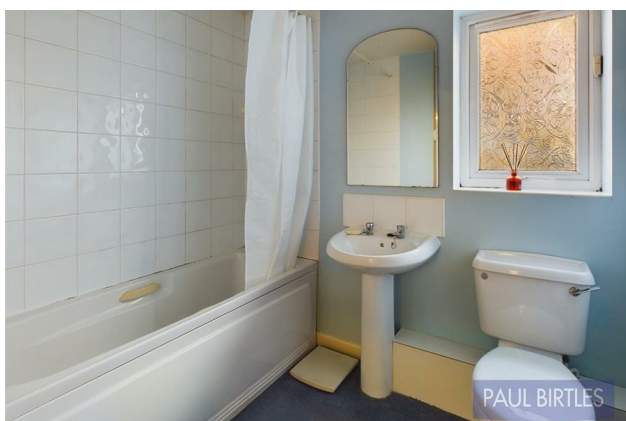
With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Double glazed window to the front, radiator and tiled areas. A shower is installed over the bath and a rail and curtain are fitted.

### Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Radiator, double glazed window and tiled areas. Space for appliances with plumbing provided for an automatic washing machine. The "Worcester" combination gas central heating boiler is located here.

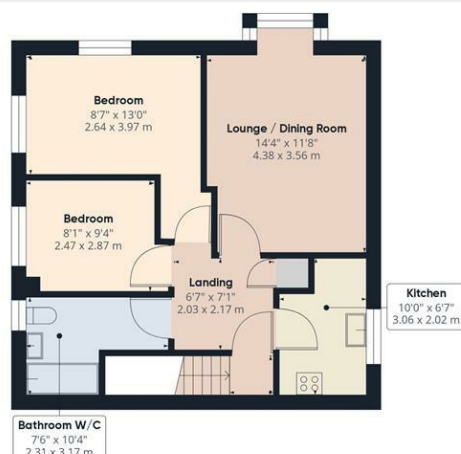
### Outside

There's a parking area adjacent and access to the communal garden and drying area.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
616.13 ft<sup>2</sup>  
57.24 m<sup>2</sup>

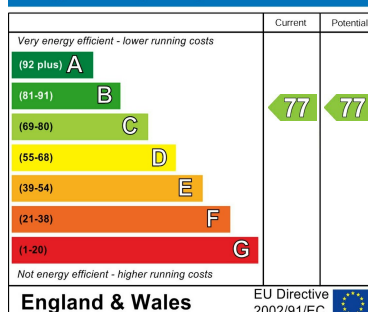
(1) Excluding balconies and terraces

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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