



Berkeley Avenue
Stretford
M32 9TJ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

17 Berkeley Avenue
Stretford
Manchester
M32 9TJ



£275,000

DROP YOUR BAGS AND MOVE-IN! A beautifully presented 2 bedroom semi-detached property. Two separate reception rooms. Refurbished kitchen with built-in oven and hob and integrated fridge. Well appointed bathroom with shower plus separate WC. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Pleasant, mainly lawned gardens to the front and rear. South facing rear garden. Off-road parking facilities on a paved driveway. Attached brick garage with power, light and plumbing for an automatic washing machine. Potential for additional storage in the loft space. Space for appliances within the garage. Situated close to a local shops, schools and Lostock Park. Easy access to the national motorway network. Leasehold for the residue of 999 years from the 1st of May 1936, subject to an annual ground rent £4.50. No ongoing vendor chain. Has to be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a radiator with a decorative cover, exposed floorboards and stairs leading off to the first floor rooms. Feature entrance door.

Dining Room

With a radiator and a double glazed bay window to the front. Exposed floorboards.

Lounge

With double glazed double doors, with side windows, out to the garden. Feature recess inset within the chimney breast. Very useful storage/pantry area off. Exposed floorboards. Access to:

Fitted Kitchen

With a sink with a feature mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Vertical, feature radiator, double glazed windows to two elevations and a double glazed door to outside. Integrated fridge.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side with a shutter, and a loft access point.

Bedroom (1)

With a radiator with a decorative cover, and a double glazed bay window to the front with shutters. Built-in wardrobe/storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear with shutters.

Bathroom

With a white suite comprising panelled bath and wash hand basin with mixer tap. Chrome ladder radiator, double glazed window to the rear with shutter and tiled decor. An over the bath shower is installed along with an anti-splash screen.

Separate WC

With a low-level white suite.

Outside

The property has pleasant, mainly lawned gardens to the front and rear, the rear incorporating a patio section. A paved driveway provides an off-road parking facility and gives access to an attached brick garage with power, light and access doors to the front and rear.



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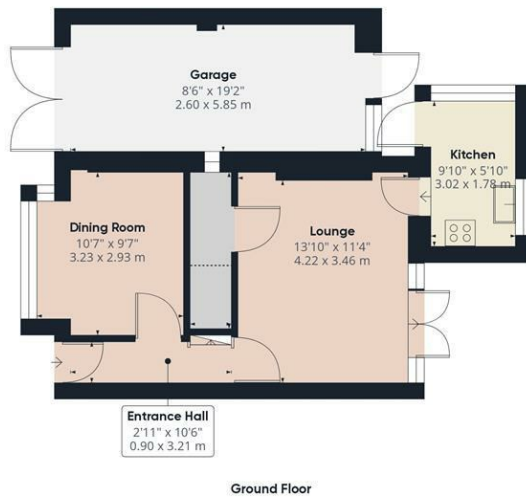
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Ground Floor

Approximate total area¹⁾

842.05 ft²
78.23 m²

Reduced headroom

11.6 ft²
1.08 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

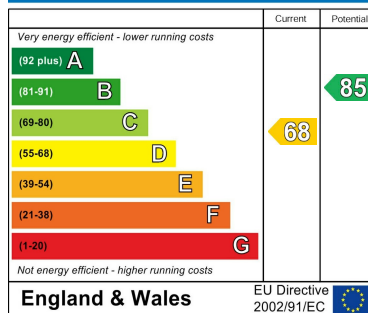
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

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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