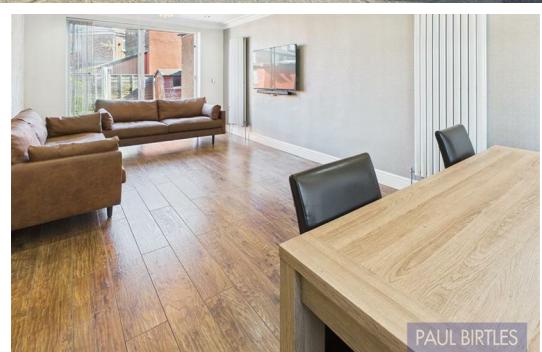




Barton Road
Stretford
M32 9RL

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332 Barton Road
Stretford
Manchester
M32 9RL



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£340,000

OCCUPYING A POPULAR AND MOST CONVENIENT LOCATION THAT'S WITHIN EASY REACH OF LOCAL AMENITIES A inter-war built semi detached property with three generous bedrooms. Spacious through lounge/dining room. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Well appointed bathroom with shower. Off-road parking facilities. Enclosed rear garden with storage facilities. Leasehold for the residue of 999 years from 15/12/1936, subject to an annual ground rent. Must be viewed to be appreciated. Plans approved for ground floor extension and dormer loft conversion. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, a double glazed window to the side and a feature entrance door and side panels. Wood effect flooring. Stairs lead off to the first floor room with a cloaks/storage area below.

Through Lounge/Dining Room

A spacious main living room with two radiators and wood effect flooring right through. Double glazed bay window to the front and a double glazed sliding patio door leads out to the rear garden.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for appliances with plumbing provided for an automatic washing machine. Tiled decor, double glazed window to the rear and the wall mounted combination gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

With double glazed windows to the front and side. Radiator and a loft access point. The loft space have been upgraded to include a Velux window with power and light laid on. The space is carpeted and provides ideal storage and flexible use.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

with a radiator and double glazed window to the rear.

Bathroom

With a three-piece white suite comprising panelled bath, wash handbasin with storage space below and a low-level WC. Feature radiator/towel rail. There are two double glazed windows to the side elevation, tiled decor and an extractor fan. A shower is installed over the bath and an anti-splash screen is fitted.

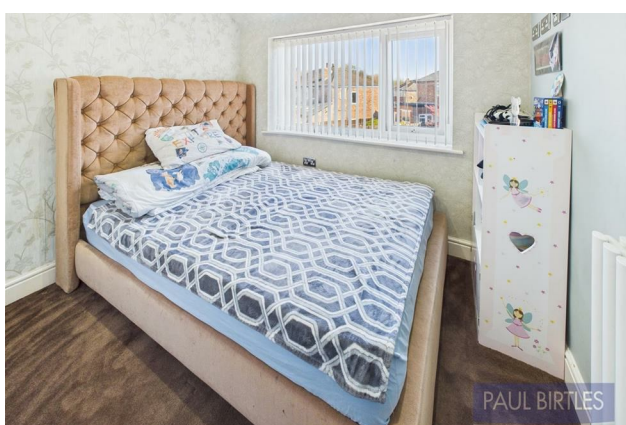
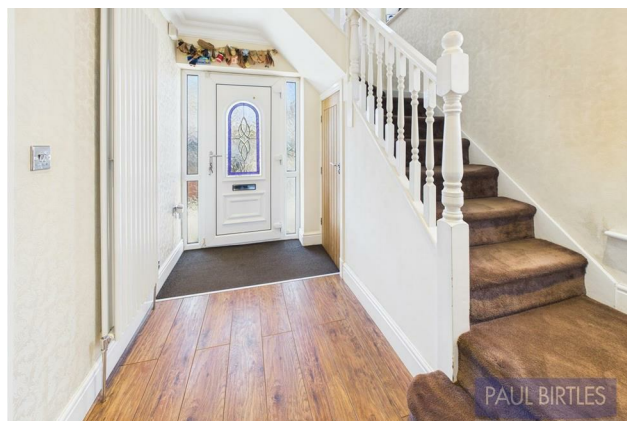
Outside

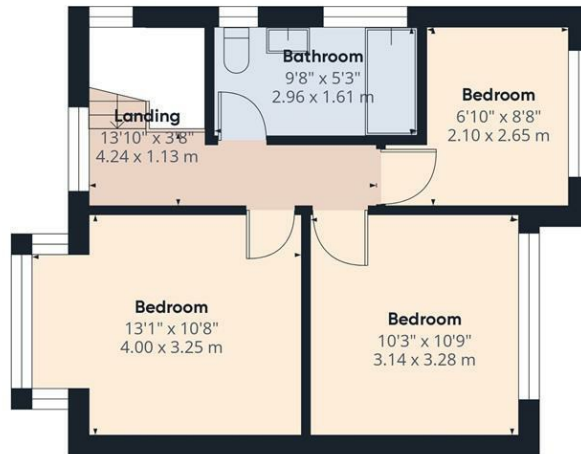
To the front of the property are off-road parking facilities whilst, to the rear, is an enclosed, easily managed garden. There are two storage facilities within the rear garden.

Additional Information

Planning permission has previously been approved for a single story rear extension and a dormer style loft conversion. Plans are available for inspection upon request.

The tenure of the property is Leasehold for the residue of 999 years from 15 December 1936, subject to an annual ground rent of £x per annum.





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Approximate total area⁽¹⁾
856.58 ft²
79.58 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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