

**Stanway Street, Gorse Hill**  
 Stretford  
 M32 0JL

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



38 Stanway Street  
Gorse Hill, Stretford  
Manchester  
M32 0JL



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£260,000

**\*A THREE BEDROOM MID TERRACED PROPERTY\*** Situated in the ever popular Gorse Hill area of Stretford that's conveniently situated for local amenities. Spacious through lounge/dining room. Enlarged kitchen with built-in oven and hob. Well appointed shower room/WC. Forecourt area and enclosed rear courtyard. Gas central heating system-combination boiler. Double glazed windows. Leasehold for the residue of 999 years (less one day) from the 2nd of August 1904, subject to an annual ground rent of £3. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With a radiator, double glazed entrance door and stairs off to the first floor rooms.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Opening to:

### Dining Room

With a radiator and double glazed window to the rear. Understairs storage space off. Wall light points. Door to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Oven/grill combined, gas hob and extractor. Double glazed windows to two elevations, plumbing for a washer and space for fridge/freezer. UPVC exit door to rear courtyard. Tiled areas. Undercounter lighting.

## TO THE FIRST FLOOR

### Landing

Built in storage. Loft access point.

### Bedroom (1)

With two double glazed windows to the front. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the rear. Radiator. Wall mounted 'Worcester' combination gas central heating boiler. (Installed 2023)

### Shower Room

With a walk-in shower enclosure, wash hand basin with storage space below and low level WC. Double glazed window to the side. Tiled areas. Spotlighting. Radiator.

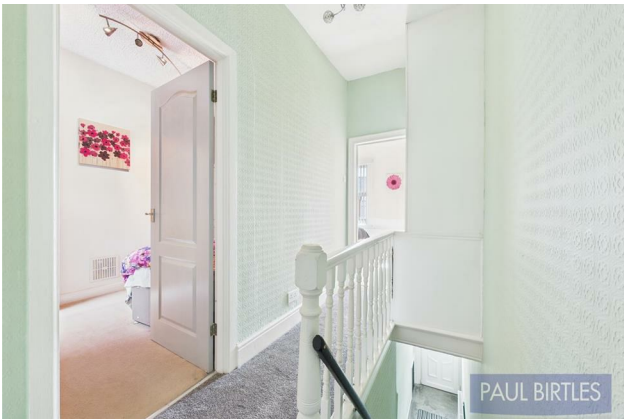
### Outside

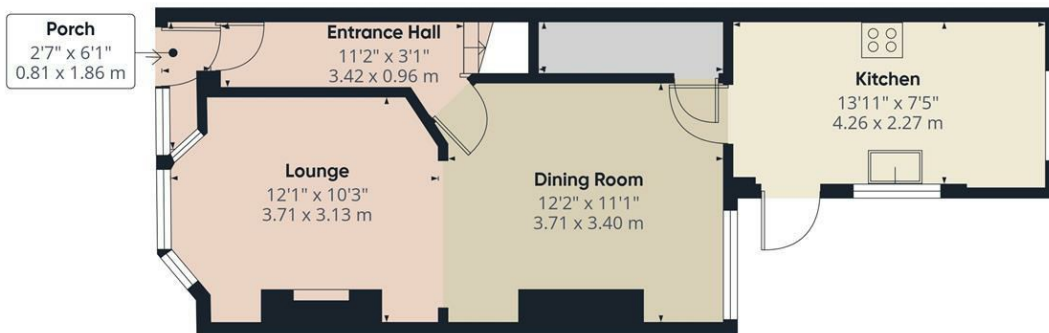
To the front of the property is a forecourt area. To the rear is an enclosed courtyard with paved and decked areas with rear access gate.

### Additional Information

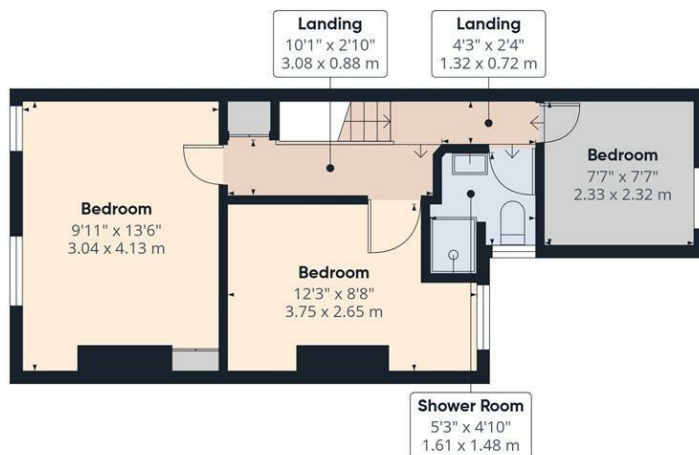
We are advised by the clients that recent property improvements include:

- New carpets to the ground floor.
- Worcester combination gas central heating boiler (2023)
- New radiators in the last 12 months.
- Recently replastered downstairs.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

782 ft<sup>2</sup>  
72.6 m<sup>2</sup>

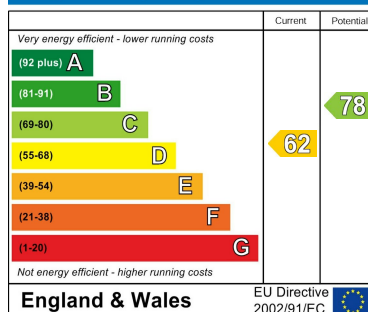
(1) Excluding balconies and terraces

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 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



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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