



Gladstone Road
Altrincham
WA14 1NL

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

85 Gladstone Road
Altrincham
WA14 1NL



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Offers Over £400,000

NO ONGOING VENDOR CHAIN An inter-war built three bedroom semi-detached property. Two separate reception rooms plus good sized kitchen. Bathroom/WC with separate shower compartment. Gas central heating system-combination boiler. Double glazed windows. Off-road parking facility. Good sized, enclosed rear garden. Freehold. Conveniently situated adjacent to Navigation Metro link station. Easy access to the facilities available within Altrincham Town Centre. Close to Navigation Road Primary School. Offering excellent potential to those buyers looking to put their own stamp on a property. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction with double glazed windows and a feature entrance door. A further door leads to:

Entrance Hall

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

Lounge

With a radiator and a double-glazed bay window to the front. A coal effect fire is set within a feature fireplace.

Dining Room

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

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces. There's a gas point for a cooker, plumbing is provided for an automatic washing machine and there's space for appliances. The 'Baxi' combination gas central heating boiler is located here and there are double-glazed windows to the side and rear elevations. Double-glazed exit door to outside.

TO THE FIRST FLOOR

Landing

with a double-glazed window to the side and a loft access point.

Bedroom (1)

With a radiator and a double-glazed bay window to the front. Wardrobe/storage space to remain.

Bedroom (2)

With a radiator a double- glazed window to the rear. Wardrobe/storage space to remain.

Bedroom (3)

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

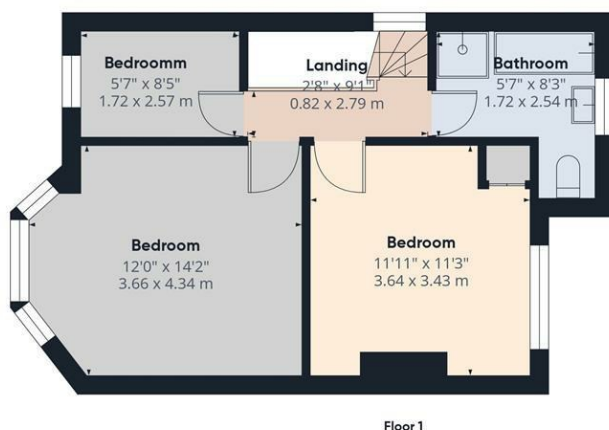
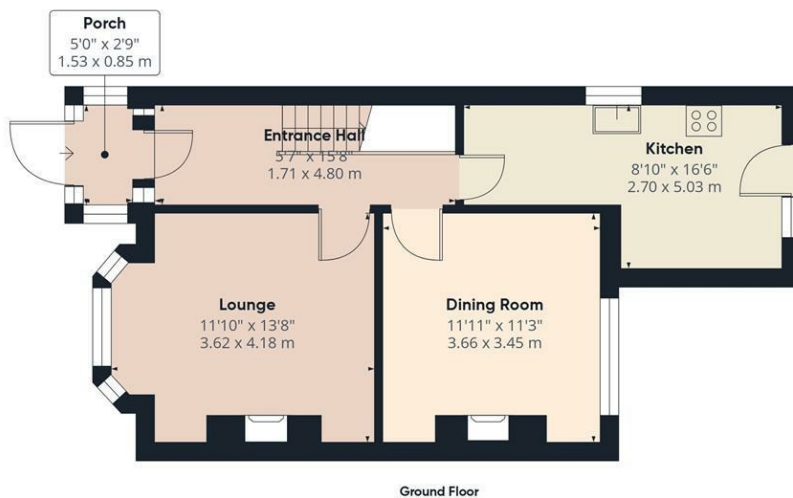
Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled decor, radiator and a separate, walk-in shower compartment with a "Triton" shower installed. Loft access point.

Outside

To the front of the property is a garden area and a driveway for off-road parking. To the rear is a good sized, enclosed garden that offers a good degree of privacy.





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Approximate total area⁽¹⁾
932 ft²
86.7 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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