



Lyndhurst Road
Stretford
M32 8DY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

14 Lyndhurst Road
Stretford
Manchester
M32 8DY



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Offers Over £450,000

*A FOUR BEDROOM SEMI-DETACHED
PROPERTY BENEFITTING FROM A
FULL HEIGHT REAR EXTENSION*

Presented in excellent condition
throughout and offering spacious family
accommodation of approx 1169 sq ft.
Open plan ground floor with bi-fold
doors. Enclosed rear garden with a
southerly aspect. Well appointed shower
room. Gated off road parking to the front.
Ideally positioned for local transport
links, schools and amenities. Must be
viewed to be appreciated. Virtual Tour
Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator with a decorative cover. Understairs storage off where the 'Worcester' combination gas central heating boiler is located. (Installed 2022)

Through Lounge/Dining Room

With a double glazed bay window to the front elevation. Two vertical radiators. Laminate flooring. USB sockets. Open to:

Open Plan Kitchen/Diner

The kitchen section is well fitted with a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Plumbing for a washer. Tiled splashbacks. Range cooker in situ with extractor canopy above. Spotlighting. Double glazed window to the rear and double glazed exit door with adjacent side window to the side. Tiled flooring. Open to sitting/dining area with vertical radiator and bi-fold doors out to the rear garden. USB sockets.

TO THE FIRST FLOOR

Landing

With a radiator with a decorative cover. Double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. USB socket.

Bedroom (2)

With a double glazed window to the rear. Radiator. USB socket.

Bedroom (3)

With a double glazed window to the rear. Radiator. USB socket.

Bedroom (4)

With a double glazed window to the front. Radiator. USB socket.

Shower Room

With a walk-in shower enclosure, low level WC and vanity wash hand basin with storage below. Spotlighting. Extractor fan. 'Mira' electric shower.

Outside

To the front of the property is a gated off road parking facility with artificial grass area. To the rear is an enclosed garden with a southerly aspect. Paved for ease of management. Detached storage garage with an up and over door with power and light laid on.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 11/10/1930. A ground rent is payable of £5 per annum.



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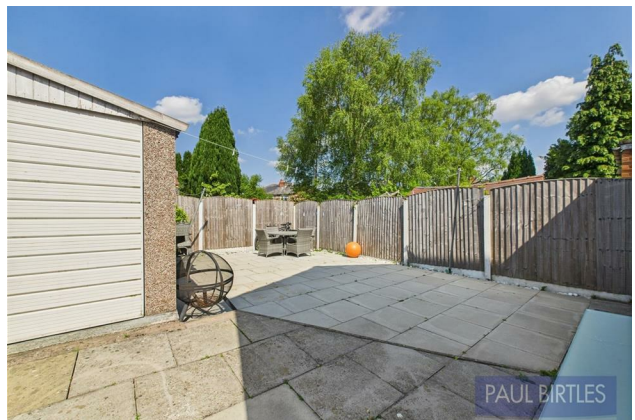
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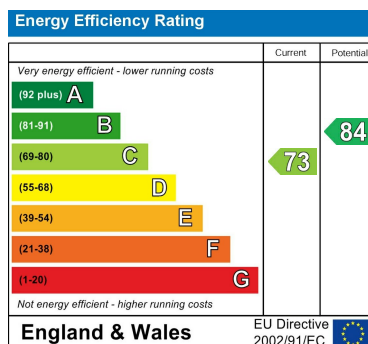
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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour 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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