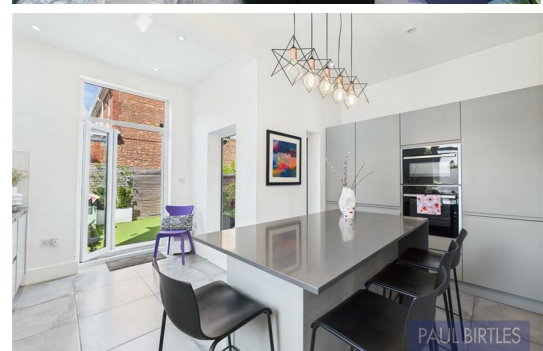
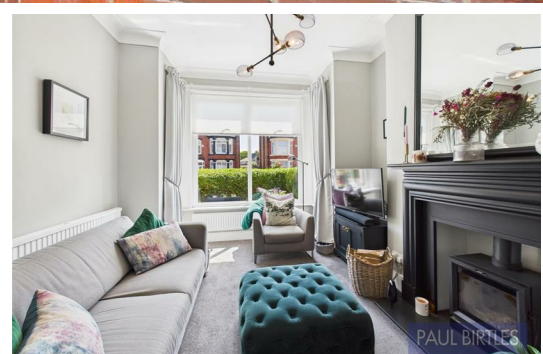
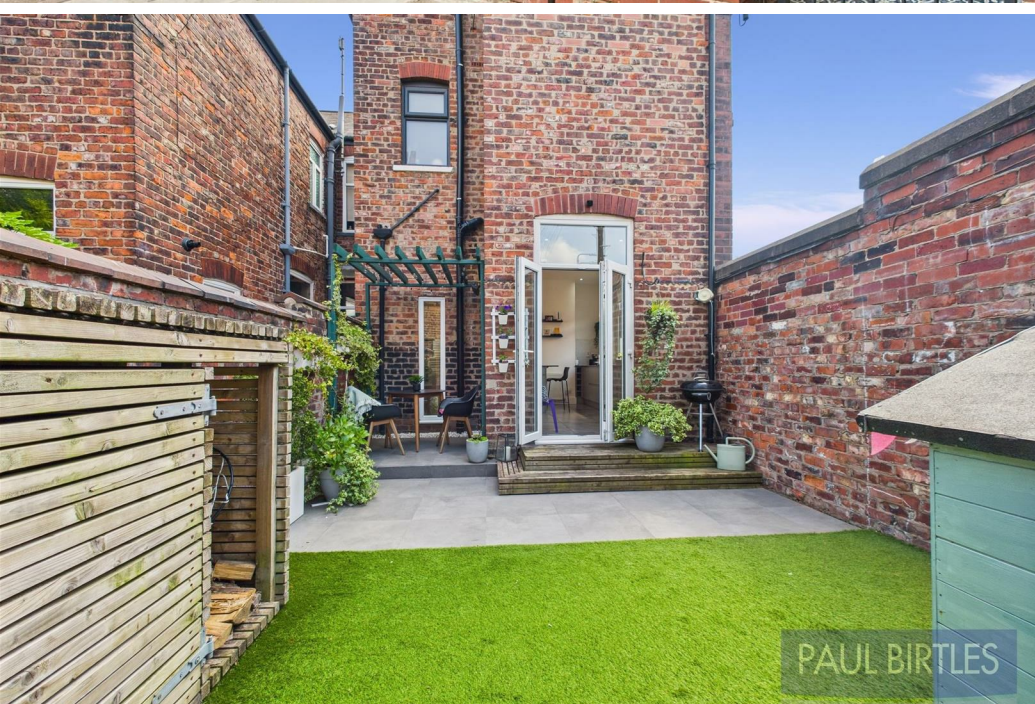




Kings Road
Old Trafford
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PAUL BIRTLES

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3



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2



Offers Over £400,000

A STUNNING THREE DOUBLE BEDROOM EDWARDIAN END TERRACED PROPERTY Immaculately presented throughout with a mix of contemporary living with period features. High quality fixtures and fittings. Approx 1213 sq ft. Two separate reception rooms plus open plan kitchen/diner. Useful storage cellar. Beautifully appointed family bathroom. Enclosed rear garden with Venetian fencing, artificial grass and Porcelain tiling. Situated in a popular and convenient location within easy reach of local amenities, access to Manchester City Centre etc, Chorlton and surrounding areas. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a most attractive feature entrance door. Stairs lead off to the first floor rooms. Radiator with a decorative cover. Contemporary tiled flooring. Door off to the cellar.

Lounge

With a bay window to the front elevation. Two radiators. Stovax wood burner inset within a most attractive feature surround and hearth.

Sitting Room

With a double glazed window to the side elevation. Feature fireplace.

Open Plan Kitchen/Diner

A bright and spacious kitchen/dining space with double glazed window to the side elevation, double glazed patio doors leading out to the rear garden and further double glazed window to the rear. The kitchen is well fitted with an excellent range of base and wall cupboard units and quartz working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. AEG induction hob, Neff built in oven/grill with slide away door along with Neff microwave/combi oven. Radiator. Tiled flooring and splashbacks. Radiator. Integrated fridge/freezer and dishwasher. Island unit. Spotlighting.

Storage Cellar

There is a useful storage cellar beneath the property where the 'Baxi' combination gas central heating boiler is located. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With three double glazed windows to the front elevation. Radiator. Period fireplace with tiled hearth.

Bedroom (2)

With a double glazed window to the side elevation. Radiator. Feature fireplace.

Bedroom (3)

With a double glazed window to the side elevation. Radiator.

Bathroom

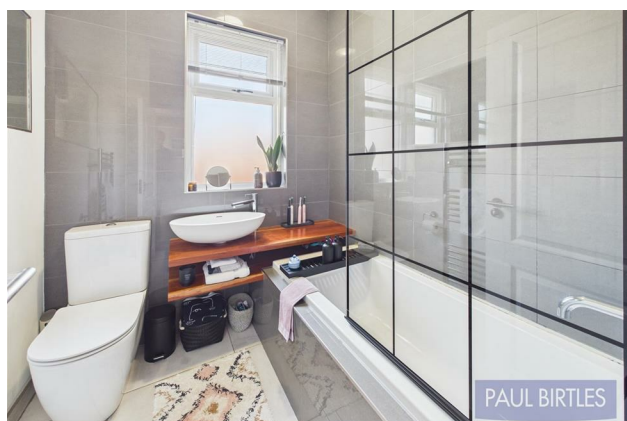
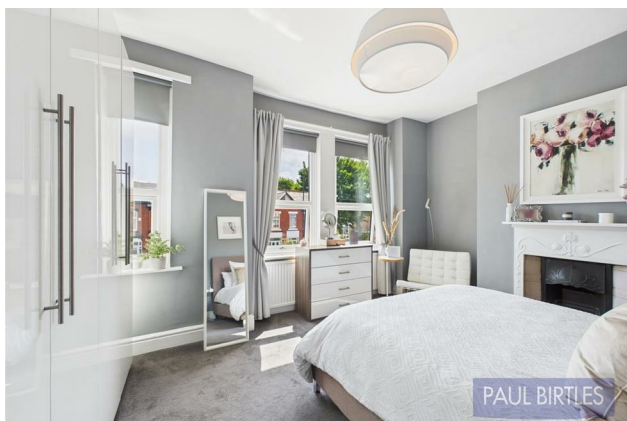
With a suite comprising tiled panelled bath, low level WC and counter top wash hand basin. A shower is installed over the bath with a matt black grid shower screen installed. Chrome ladder radiator. Double glazed window to the rear. Tiled areas.

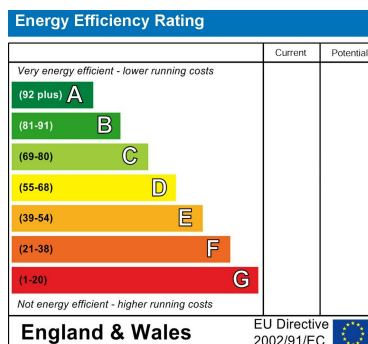
Outside

To the front is a forecourt area with venetian fencing, wrought iron gate and period style tiled path. To the rear is a delightful enclosed garden with artificial grass, venetian fencing, porcelain tiled patio area with pergola. Rear access gate.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 998 years from 28/08/1905.





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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