



Norwich Road
Stretford
M32 9TZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

13 Norwich Road
Stretford
Manchester
M32 9TZ



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£325,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION Two separate reception rooms. Useful utility room plus downstairs WC. Well appointed kitchen and bathroom areas. Three well proportioned bedrooms with fitted furniture. Delightful enclosed rear garden. Suitable for a variety of purchasers. Approx 916 sq ft. Situated within easy reach of local amenities, shops and within easy reach of local transport links. Virtual Tour Available. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator.

Lounge

With exposed floorboards and double glazed patio doors with adjacent side windows leading out to the rear patio and garden beyond. Radiator. Recess within the chimney breast.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Samsung induction hob and built in oven and combination oven/grill combined. Spotlighting. Integrated dishwasher. Attractive tiled splashbacks. Pantry off. Double glazed windows to the front and side elevations and double glazed exit door to the side elevation. Laminate flooring. Feature radiator. Archway to:

Dining Room

With a double glazed window to the side elevation. Radiator. Laminate flooring. Door off to:

Utility Room

With a double glazed exit door to the side elevation. Plumbing for a washer. Spotlighting. Space for an American style fridge/freezer. Double glazed windows to two elevations. Storage cupboard off.

Downstairs WC

With a low level WC and wall hung wash hand basin. Tiled areas.

TO THE FIRST FLOOR

Landing

With a loft access point and feature window to the front elevation with leaded lights and stained glass inserts.

Bedroom (1)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear. Range of fitted wardrobes. Radiator.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

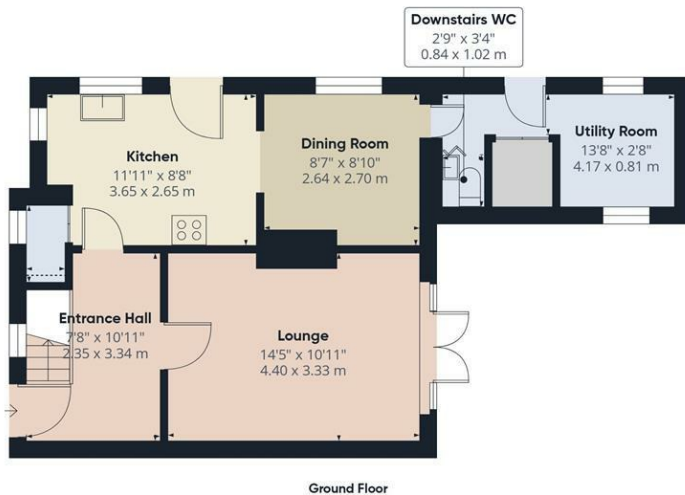
Shower Room

With a walk-in shower enclosure and Vanity wash hand basin/low level WC combined. Double glazed window to the side elevation. Blue ladder radiator. Attractive tiling. Cupboard off where the 'Ideal' Logic+ combination gas central heating boiler is located.

Outside

To the front of the property is an off road parking facility on a shared driveway. To the rear is a delightful enclosed rear garden with patio and lawned areas with well stocked borders.





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Approximate total area⁽¹⁾

916 ft²
85 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

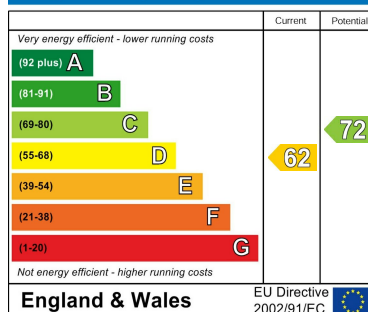
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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