



The Bowling Green
Stretford
M32 0HN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 4
2 The Bowling Green
Stretford
Manchester
M32 0HN



£195,000

A SPACIOUS GROUND FLOOR TWO BEDROOM LUXURY RETIREMENT APARTMENT FOR THE OVER 55'S Set within beautiful grounds adjacent to a Bowling Green. Communal residents lounge and terrace. Video/telephone entry system for security. Gated, dedicated parking space (No 4). Astraline callsafe personal alarm system. Gas central heating and double glazing. Large lounge/dining room plus fitted kitchen. No ongoing vendor chain. Spacious accommodation of approx 603 sq ft. Virtual Tour Available.

Entrance Hall

With a radiator and the video entry unit. Cupboard off with plumbing for a washing machine.

Lounge/Dining Room

With a radiator and a double glazed door and side panel providing a superb outlook over the Bowling Green and giving access to a patio and the gardens. Door to:

Kitchen

With a one and a half bowl single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, spotlighting and an integrated fridge and freezer.

Bedroom (1)

With a radiator and a double glazed window. Double glazed door and side panel providing access to the gardens and car park.

Bedroom (2)

With a radiator and a double glazed window to the rear. Fitted wardrobe with mirror fronted sliding doors.

Shower Room/WC

With a white suite comprising walk-in shower, pedestal wash hand basin and low level WC. Tiled areas and a ladder radiator. Extractor fan.

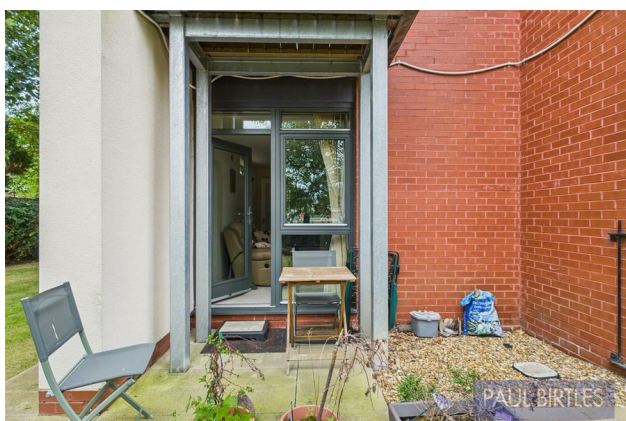
Outside

The development stands within beautifully landscaped gardens that incorporate a gated parking area.

Additional Information

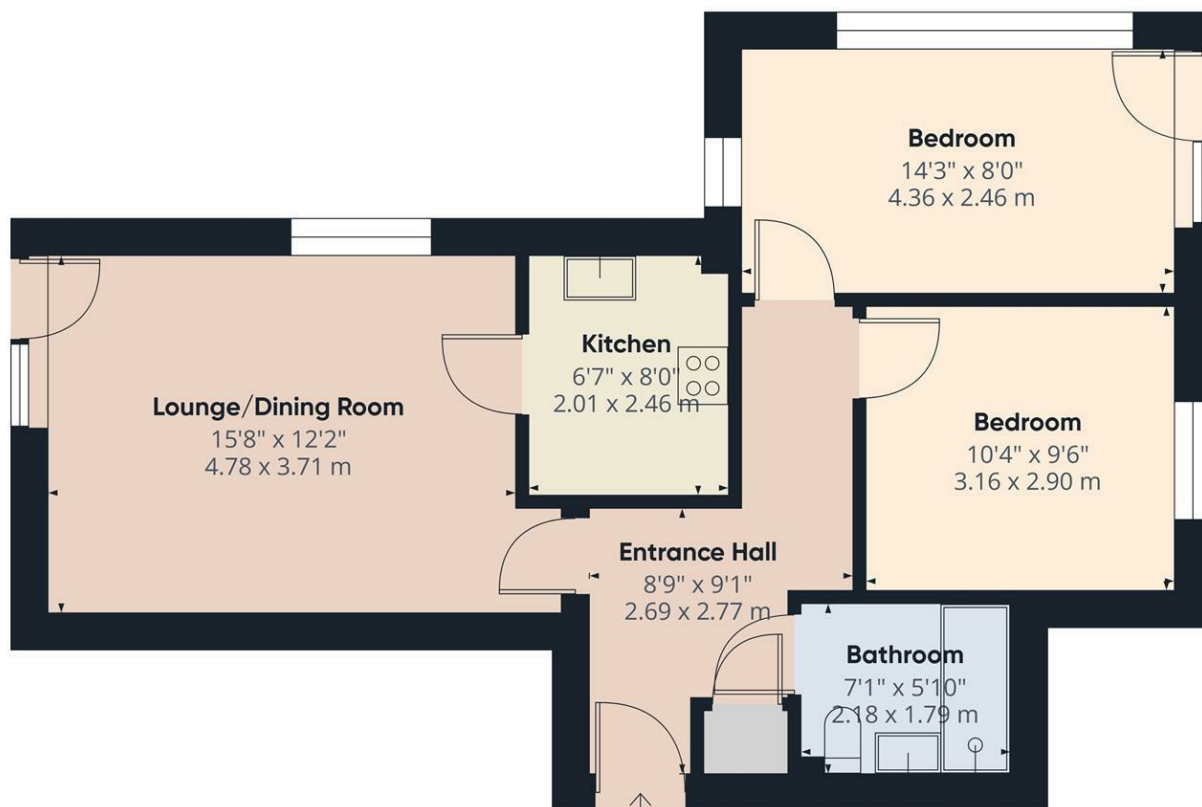
A service charge is payable of £275.74 pcm.

The property is leasehold for the residue of 999 years from 01/04/2009.



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Approximate total area⁽¹⁾
603 ft²
56.1 m²

(1) Excluding balconies and terraces

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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