



Haig Road
Stretford
M32 0DP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

54 Haig Road
Stretford
Manchester
M32 0DP



Offers Over £260,000

NO ONGOING VENDOR CHAIN

SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION THAT'S CONVENIENTLY POSITIONED FOR LOCAL AMENITIES INCLUDING VICTORIA PARK JUNIOR SCHOOL A two bedroom semi detached property. Gas central heating system and double glazing. Off-road parking facility. Gardens to the front and rear. Detached brick built garage. Freehold. Ideally positioned for local transport links and within easy reach of Manchester City Centre. 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. Double glazed window to the side elevation.

Lounge/Dining Room

With a double glazed UPVC bay window to the front elevation. Laminate flooring.

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. Gas hob with extractor canopy. Built in oven. Plumbing for a washer. Double glazed windows to the side and rear elevation and exit door to the side elevation. Undercounter lighting. Radiator. Understairs storage cupboard off where the 'Main' combination gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

Double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window to the front. Radiator. Freestanding wardrobes in situ.

Bedroom (2)

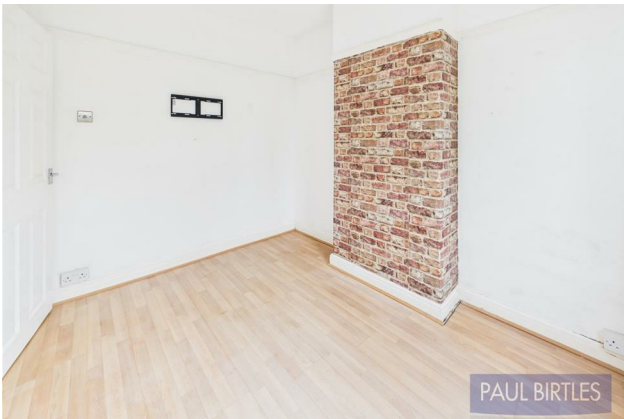
With a double glazed window to the rear. Laminate flooring. Radiator.

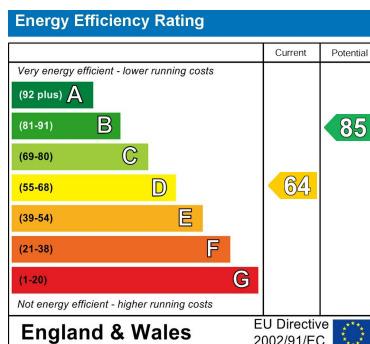
Bathroom

With a white suite comprising panelled bath, low level WC and pedestal wash hand basin. An electric shower is installed over the bath with a rail and curtain fitted. Double glazed window to the rear. Spotlighting. Radiator. Extractor fan.

Outside

To the front of the property is an off road parking facility on a paved driveway. To the rear is a garden area with lawn and paved patio areas. There is a detached brick built storage garage.





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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

