



Kings Road
Stretford
M32 8JG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

513 Kings Road
Stretford
Manchester
M32 8JG



£395,000

NO ONGOING VENDOR CHAIN A 1930s built three bedroom semi-detached property situated in a popular and convenient location within easy reach of local transport links, Metrolink Station and ideally positioned for access to Manchester City Centre, Chorlton and surrounding areas. Easy walking distance to Stretford Mall. A much cared for property now offering prospective purchasers scope to internally personalise to their own requirements. Two separate reception rooms plus morning room and kitchen. Three well proportioned bedrooms. Shower room and separate WC. Enclosed rear garden and excellent off road parking facility on a recently installed resin driveway. Really useful detached garage. Must be viewed to be appreciated. Virtual Tour Available. Approx 1224 sq ft to include storage garage.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Double glazed window to the side elevation. Cloaks/Storage off to the front and further downstairs storage area off.

Dining Room

With a double glazed bay window to the front elevation. Fitted fire.

Rear Lounge

With a double glazed exit door to the rear patio and garden beyond with adjacent side windows. Coal effect fire set within a feature fireplace with surround.

Morning Room

With a double glazed window to the side elevation. Radiator. Fitted storage. Door off to:

Kitchen

With a range of cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with extractor above. Built in oven. Extractor fan. Plumbing for a washer. Double glazed exit door to the rear. Tiled areas. Double glazed exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation. Loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Built in storage. Wall light points.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Range of built in wardrobes.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Cupboard off where the 'Baxi' gas central heating boiler is located.

Bathroom (Shower only at present)

With a walk-in shower with 'Triton' electric shower and pedestal wash hand basin. Double glazed window to the side elevation. Cylinder cupboard off.

Separate WC

With a low level WC and double glazed window to the side elevation. Tiled areas.

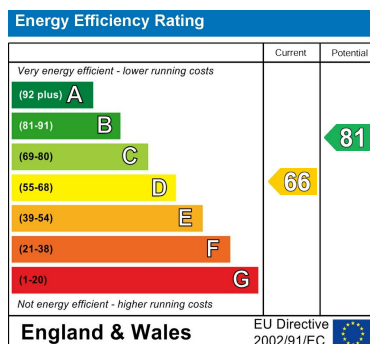
Outside

To the front of the property is a garden area and off road parking facility on a recently installed resin driveway that continues to the side of the property and to the rear providing a patio area. To the rear is an enclosed garden with detached storage garage with an up and over door.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 23/08/1935, subject to an annual ground rent of £6.10 per annum.





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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