



Thorp Street  
Eccles  
M30 7DJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



9 Thorp Street  
Eccles  
M30 7DJ



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## Offers Over £185,000

\*A WELL PRESENTED AND SPACIOUS THREE BEDROOM MID TERRACED PROPERTY\* Spacious accommodation of approx 853 sq ft. Through lounge/dining room plus kitchen. Three well proportioned bedrooms plus large bathroom. Delightful enclosed rear courtyard garden with artificial grass and decking. Situated in a popular location within easy reach of local amenities, transport links etc. Must be viewed to be appreciated. Ideal first time buy or buy-to-let investment. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator with a decorative cover.

### Through Lounge/Dining Room

With a double glazed bay window to the front elevation and double glazed window to the rear. Coal effect gas fire set within a feature surround. Radiator to each end of the room.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Five ring gas hob, oven and extractor. Double glazed windows to the side and rear elevations. Wall mounted Glo-Worm combination gas central heating boiler. Tiled splashbacks. Spotlighting.

## TO THE FIRST FLOOR

### Landing

With a loft access power. The loft is boarded for storage with power laid on with a drop down ladder.

### Bedroom (1)

With a double glazed window to the rear. Radiator.

### Bedroom (2)

With a radiator and a double glazed window to the front.

### Bedroom (3)

With a radiator and a double glazed window to the front.

### Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator. Double glazed window to the rear. Part tiled/part panelled decor. Over the bath shower with a rail and curtain fitted. Linen cupboard.

### Outside

To the front is a forecourt area. To the rear is an enclosed courtyard with decking, artificial grass and rear access gate.

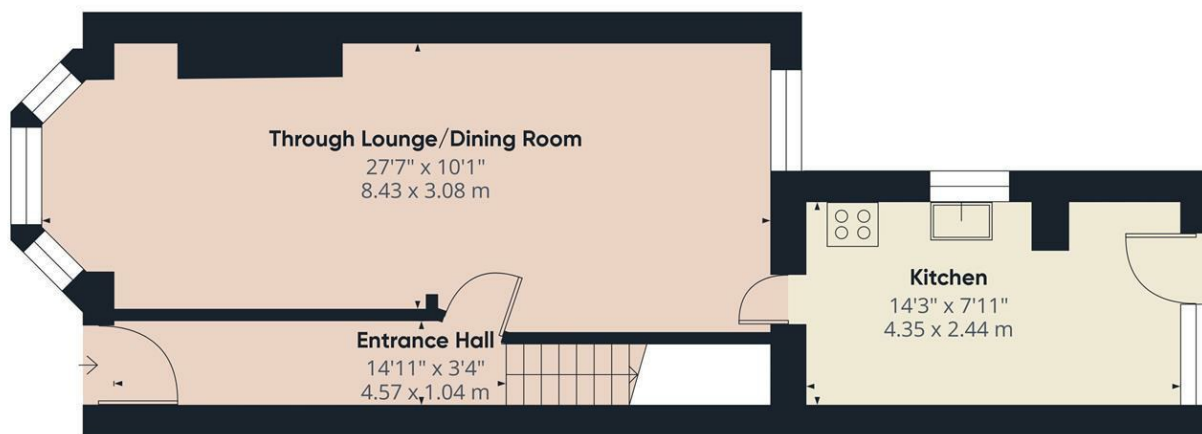
### Agent's Note

Under the terms of the Estate Agents Act 1979 (Section 21) - Interested parties should note that a member of staff of our company has an existing personal interest in the property, this being part ownership.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
852.5 ft<sup>2</sup>  
79.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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