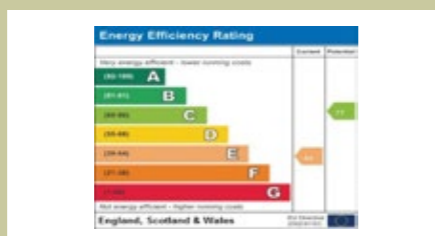
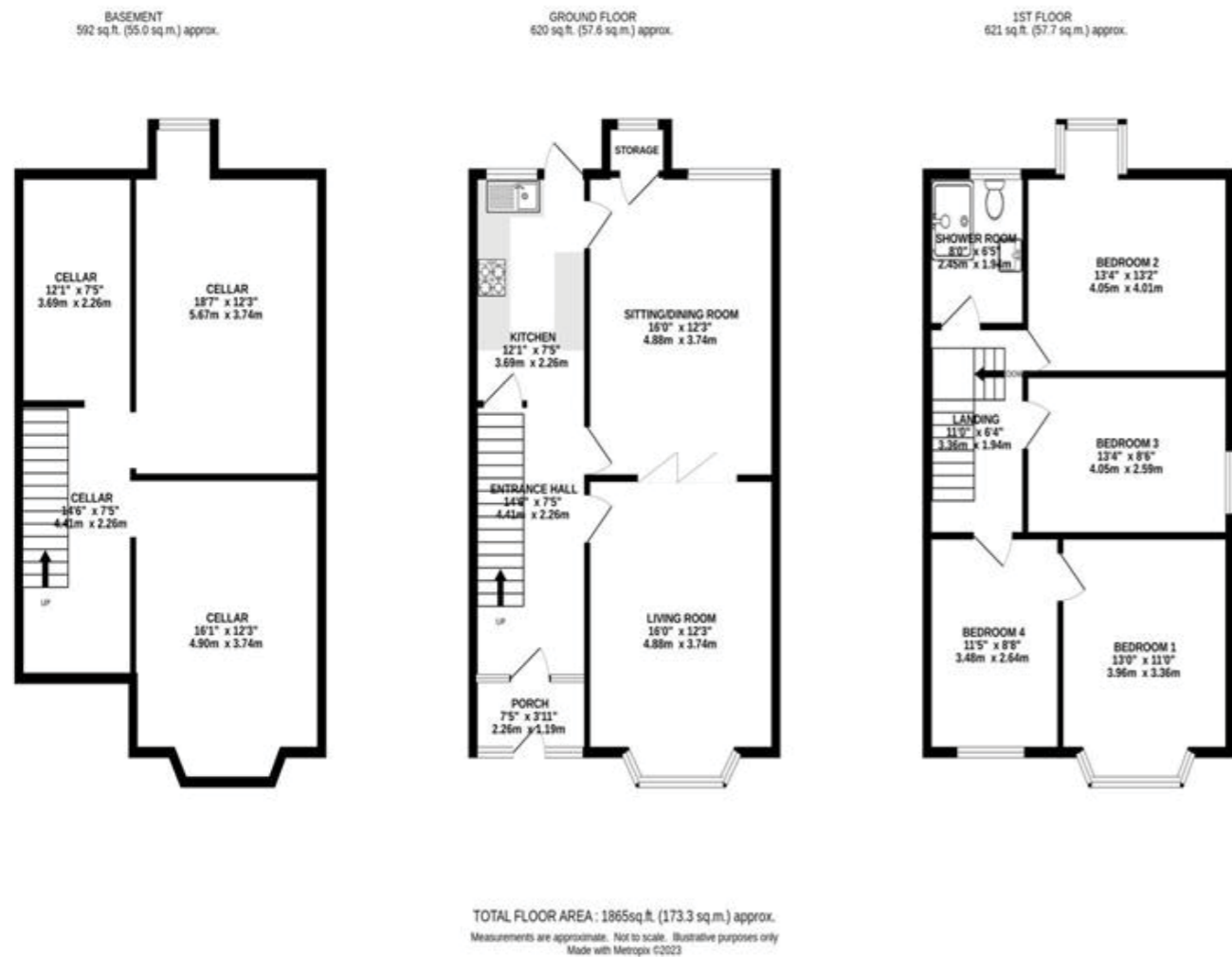


KINGS ROAD
Old Trafford, Stretford
£380,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive and recently renovated Edwardian end of terrace property offering spacious and versatile accommodation (1865 Sq Ft) over three floors. Well-presented throughout, the property offers 4 double bedrooms, refitted stylish bathroom, modern kitchen, two large reception rooms and a delightful enclosed rear garden. The property also comes with extensive cellars and a large loft space perfect for conversion (STPP). The property is located in a popular residential area close to amenities and reputable schools, as well as excellent transport links.

- Attractive Edwardian Period Property
- Spacious Accommodation Measuring 1865 Sq Ft
- Four Double Bedrooms

- Two Large Reception Rooms
- Refitted Modern Kitchen And Shower Room
- Extensive Cellars And Loft Space

£380,000

KINGS ROAD
Old Trafford, Stretford



We are pleased to introduce this superb Edwardian end of terrace property which offers spacious and beautifully presented accommodation with large cellars, new gutters and roofing and loft space for those looking to develop the property further.

The property boasts an impressive 1865 Sq ft and comprises internally; entrance porch opening to a large welcoming entrance hallway, good-size living room with bay-window with double doors opening to a separate dining room. A refitted modern kitchen with attractive units and door access to the rear garden completes the ground floor.

To the first floor there are four double bedrooms and a stylish refitted shower room. The property also has the added benefit of a new roof, new boiler and double glazed windows throughout.

Externally to the front there is a stone pathway and side access which leads to a good-size enclosed courtyard style garden with stone patio and gravel surround. Perfect for first time buyers or the growing family.

LOCATION

Stretford offers excellent transport links and is situated only a few miles from Manchester's vibrant city centre whilst also offering a convenient location close to Chorlton with its array of bars and restaurants. Stretford Mall provides everyday shopping having been recently renovated. Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages.

DIRECTIONS
M16 7GY

TENURE

Leasehold. 999 year lease with 887 years remaining. Ground Rent £5.00 per annum.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council. Tax Band: B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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