



Hope Avenue
Stretford
M32 9RG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Hope Avenue
Stretford
Manchester
M32 9RG



TO THE GROUND FLOOR

Entrance Hall

With stairs leading off to the first floor rooms.

Through Lounge/Dining Room

With a bay window to the front and a further window to the rear. A fitted gas fire is set within a feature surround.

Kitchen

With a single drainer stainless steel sink unit and a range of cupboard units and working surfaces. Window to the side, gas point for a cooker and plumbing is provided for an automatic washing machine Access to:

Store Room

With a window to the rear and a door to outside.

TO THE FIRST FLOOR

Landing

With a window to the side and a loft access point.

Bedroom (1)

With a bay window to the front.

Bedroom (2)

With a window to the rear.

Bedroom (3)

With a window to the front.

Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash handbasin and low-level WC. Tiled areas and window to the side.

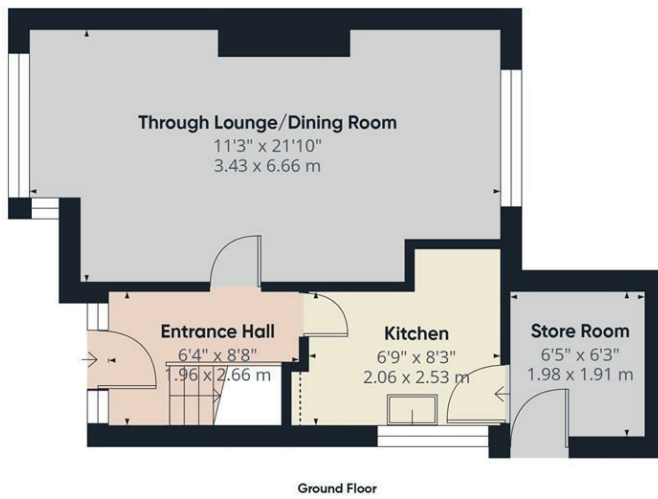
Outside

The property occupies a generous plot with garden areas to the front, side and rear. Off-road parking potential.

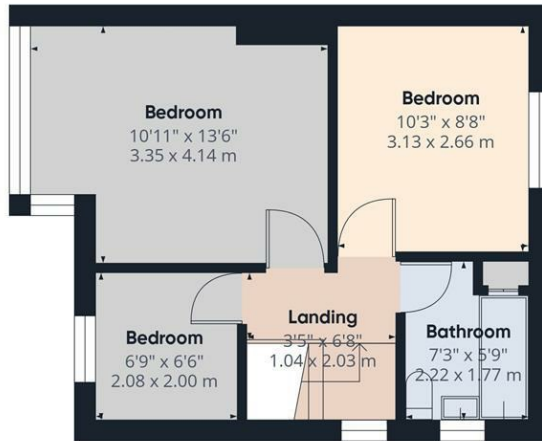
Offers Over £225,000

*CASH BUYERS ONLY * *NO ONGOING VENDOR CHAIN* Occupying a cul-de-sac location in a popular and sought after location. Requiring a comprehensive schedule of improvement and modernisation but offering undoubted potential to those buyers looking for an improvement/extension project, subject to any necessary planning consent. An inter-war built three bedroom semi, set within a good sized plot with gardens to the front, side and rear plus off road parking potential. Hall, through lounge, kitchen and storeroom. Bathroom/WC combined. Conveniently situated for local amenities. Leasehold for the residue of 999 years from 20/09/1934, subject to an annual ground rent of £5. Must be viewed to fully appreciate the potential.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 727 ft²
 67.5 m²

Reduced headroom
 1 ft²
 0.1 m²

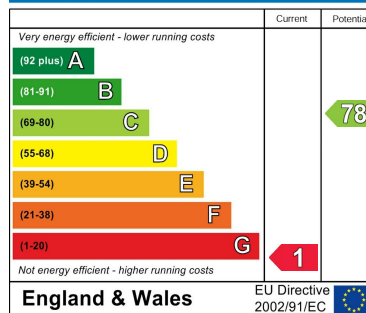
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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



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

