



Manor Road  
Stretford  
M32 9JB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

92 Manor Road  
Stretford  
Manchester  
M32 9JB



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1



2



£475,000

\*OCCUPYING A GENEROUS CORNER PLOT IN A POPULAR AND HIGHLY REGARDED LOCATION\* An inter-war built three bedroom detached property offering spacious family accommodation. Gas central heating system and double glazing. Two separate reception rooms plus dining kitchen. Shower room and separate WC. Gardens to the front, side and rear. Extensive off-road parking facilities and a garage. Leasehold for the residue of 999 years ( less 10 days ) from 16/06/1934 subject to an annual ground rent of £6. Great potential for those buyers looking to put their own stamp on a property. Conveniently situated for shops, schools, transport links etc. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. Tiled floor. Door to:

### Entrance Hall

With radiator and stairs leading off to the first floor rooms with useful storage space below with a double glazed window.

### Sitting Room

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature surround.

### Lounge

With a radiator and a coal effect fire set within a most attractive feature fireplace. Double glazed French door with adjacent windows to the rear patio and garden beyond.

### Dining Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces. Gas cooker point and space for appliances with plumbing provided for an automatic washing machine. Radiator, double glazed bay window to the side and a further double glazed window and an exit door to the gardens. Tiled areas. Wall mounted combination gas central heating boiler.

## TO THE FIRST FLOOR

### Landing

With a feature double glazed window to the side and a loft access point.

### Bedroom (1)

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

### Bedroom (2)

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

### Bedroom (3)

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

### Shower Room

With a walk-in shower, pedestal wash hand basin and double glazed window to the side. Tiled decor, radiator and an extractor fan.

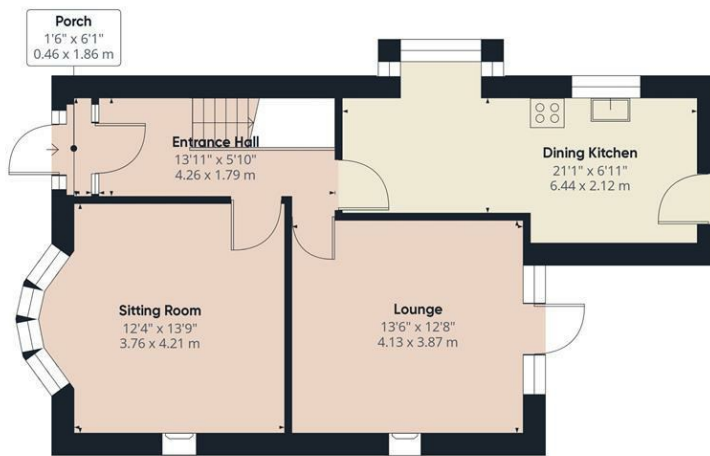
### Separate WC

With a low level WC, double glazed window to the side and tiled decor.

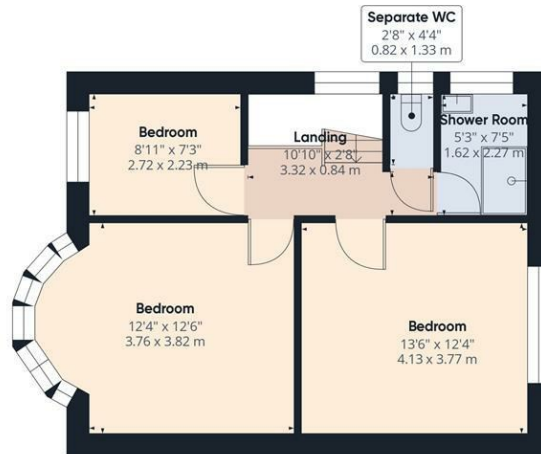
### Outside

The property occupies a fully enclosed plot with garden areas to the front, side and rear. With access off Arlington Road, there's an extensive driveway for off-road parking , that also gives access to detached concrete sectional garage with power, lighting, water supply and an up and over door





Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1139.9 ft<sup>2</sup>  
105.9 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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