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Byron Road
Stretford
M32 0TZ

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14 Byron Road
Stretford
Manchester
M32 0TZ



Offers Over £325,000

NO ONGOING VENDOR CHAIN A corner positioned three bedroom extended semi-detached property. Through lounge/dining Room. Extended kitchen/diner with porch. Gas central heating system and double glazing. Bathroom/WC with shower. Three well proportioned bedrooms. Off road facility off Waverly Avenue plus detached garage. Garden areas to front, side and rear. Scope for buyers to update to their own requirements. Conveniently situated for local amenities. Must be viewed to be fully appreciated. Approx 1111 sq ft. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring.

Through Lounge/Dining Room

With a double glazed bay window to the front elevation. A double glazed sliding patio door leads out to the rear patio and garden beyond. Two radiators. Electric fire set within an attractive feature surround.

Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob with extractor above. Built-in oven/grill. Wall mounted British Gas gas central heating boiler. Radiator. Plumbing for a washer. Tiled splashback. Double glazed windows to the rear and side elevations. Understairs storage off. Door off to:

Porch

With an exit door to the front elevation.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side elevation.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes and dressing table facility.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Range of fitted wardrobes and dressing table facility with matching bedside cabinet cabinets.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Laminate flooring.

Bathroom

With timber panelled bath, low-level WC and pedestal wash hand basin. Double glazed window to the side elevation. Chrome ladder radiator. 'Mira' electric shower installed over the bath with an anti-splash screen fitted.

Outside

The property occupies a corner position with garden areas to the front, side and rear. An off-road parking facility is available off Waverley Avenue. Detached garage with an open and over door.



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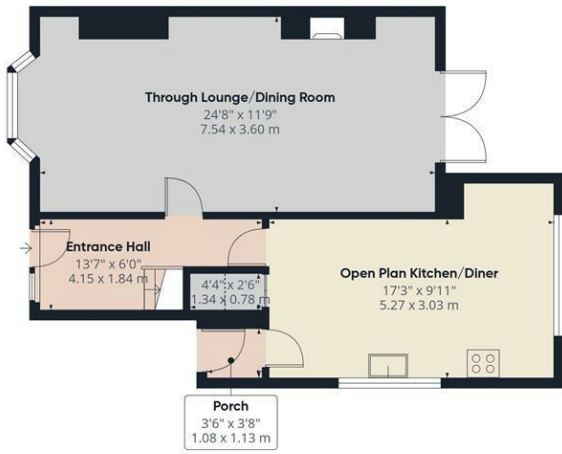
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰⁰
 1111 ft²
 103.3 m²
Reduced headroom
 5 ft²
 0.5 m²

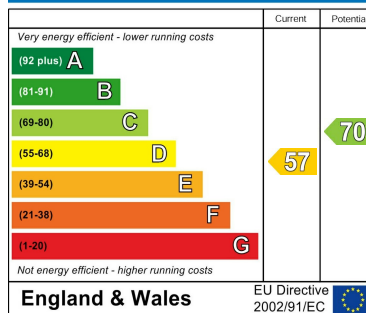
(1) Excluding balconies and terraces

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.

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