







Nansen Street

Gorse Hill, Stretford

M32 0JG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

4 Nansen Street
Stretford
Manchester
M32 0JG

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Offers Over £250,000

NO ONGOING VENDOR CHAIN A spacious two double bedroom mid terraced property, situated in the ever popular Gorse Hill area of Stretford within easy reach of shops, transport links including Metrolink and access into Media City, Salford Quays and Manchester City Centre. Offering well proportioned accommodation comprising two separate reception rooms, a fitted kitchen and a well appointed bathroom. Two well proportioned bedrooms. The property further benefits from gas central heating via a combination boiler, double glazing and an enclosed rear garden with a westerly aspect. Virtual tour available. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall
With a composite entrance door, and stairs leading off to the first floor rooms.

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

Dining Room
With a double glazed window to the rear and a radiator. Understairs storage cupboard.

Kitchen
With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces. Gas hob and electric oven. Tiled splashbacks. Space for appliances. Double glazed window to the rear. Radiator and an exit door to the rear garden. Cupboard which houses the combination gas central heating boiler.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a radiator and two double glazed windows to the front.

Bedroom (2)
With a radiator and a double glazed window to the rear.

Bathroom
With a white suite comprising panelled bath, wash hand basin and a low level WC. Over the bath shower with an anti splash screen fitted. Tiled areas, double glazed window to the rear. Ladder radiator. Extractor fan.

Outside
To the front of the house is an enclosed forecourt area. To the rear is an enclosed garden with patio and lawned areas and a wooden storage shed.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 900 from 17/1/2008 with a yearly ground rent of £10.

Agents Notes
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.


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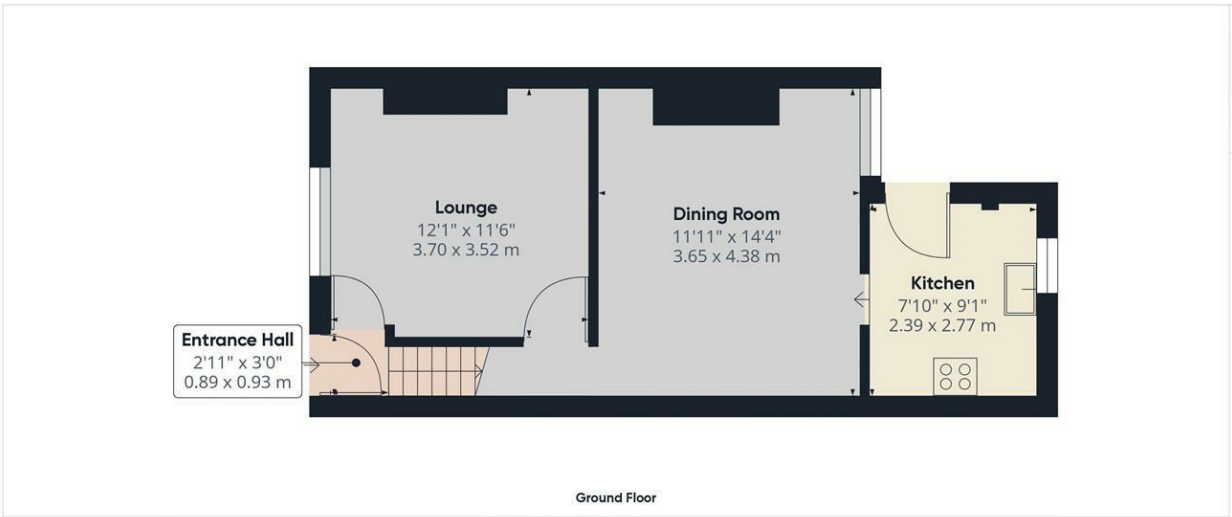

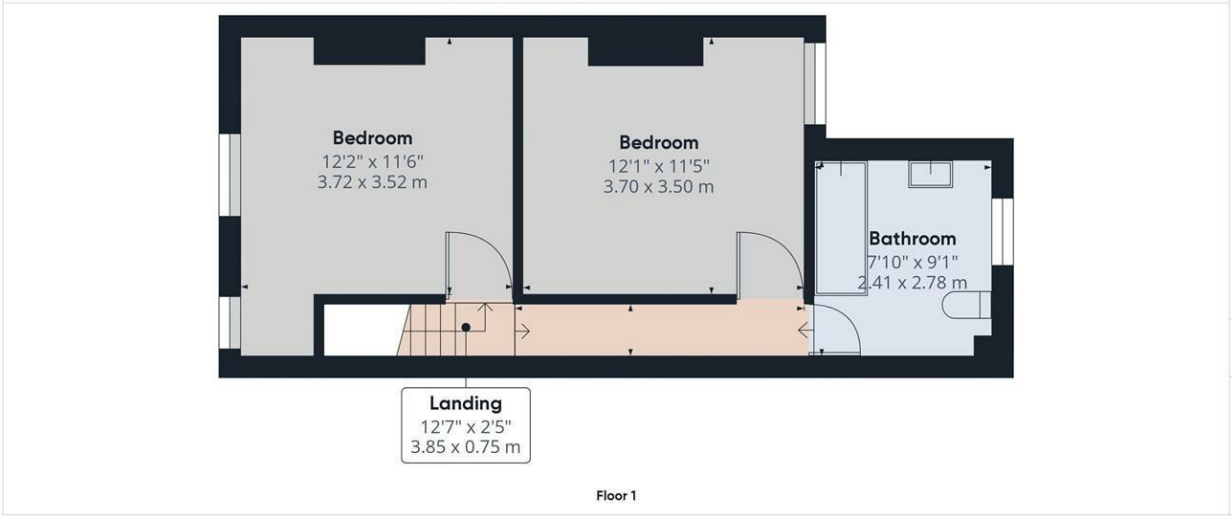

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Approximate total area(1)
797.04 ft²
74.05 m²

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.

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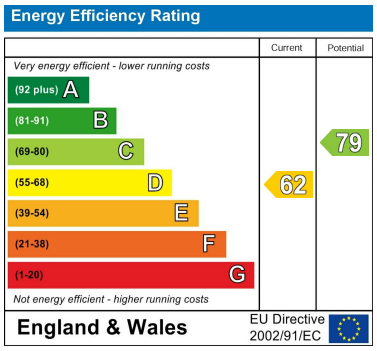

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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