



Glastonbury Road
Stretford
M32 9PF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

86 Glastonbury Road
Stretford
Manchester
M32 9PF



2



1



2



D

Offers Over £235,000

A TWO BEDROOM END TERRACED PROPERTY IDEAL FOR FIRST TIME BUYERS Lounge plus open plan kitchen/diner. Approx 723 sq ft. Two double bedrooms. Shower room/WC. Enclosed rear garden with a westerly aspect and large storage shed. Off road parking to the front. Scope for purchasers to personalise to their own requirements. Situated in a most convenient location with easy access to Stretford and Urmston town centres, Trafford Centre, Trafford Park and Motorway Network. Within close proximity of local schools and train station. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on the front of the property of part brick construction with double glazed units all round.

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed window to the front. Understairs storage off. Radiator. Laminate flooring. Door off to:

Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Plumbing for a washer. Built in oven and gas hob with extractor canopy. Two double glazed windows and exit door to the rear garden. Tiled areas. Cupboard off where 'Worcester' combination gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window to the front. Laminate flooring. Open storage.

Bedroom (2)

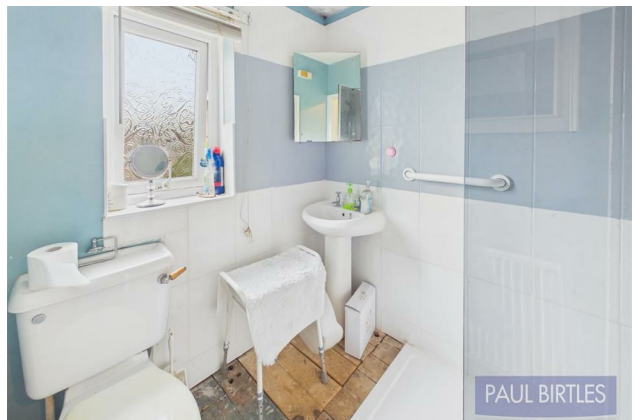
With a double glazed window to the rear. Laminate flooring. Radiator.

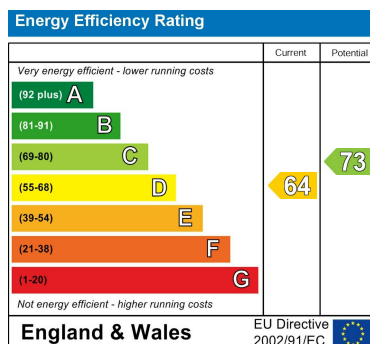
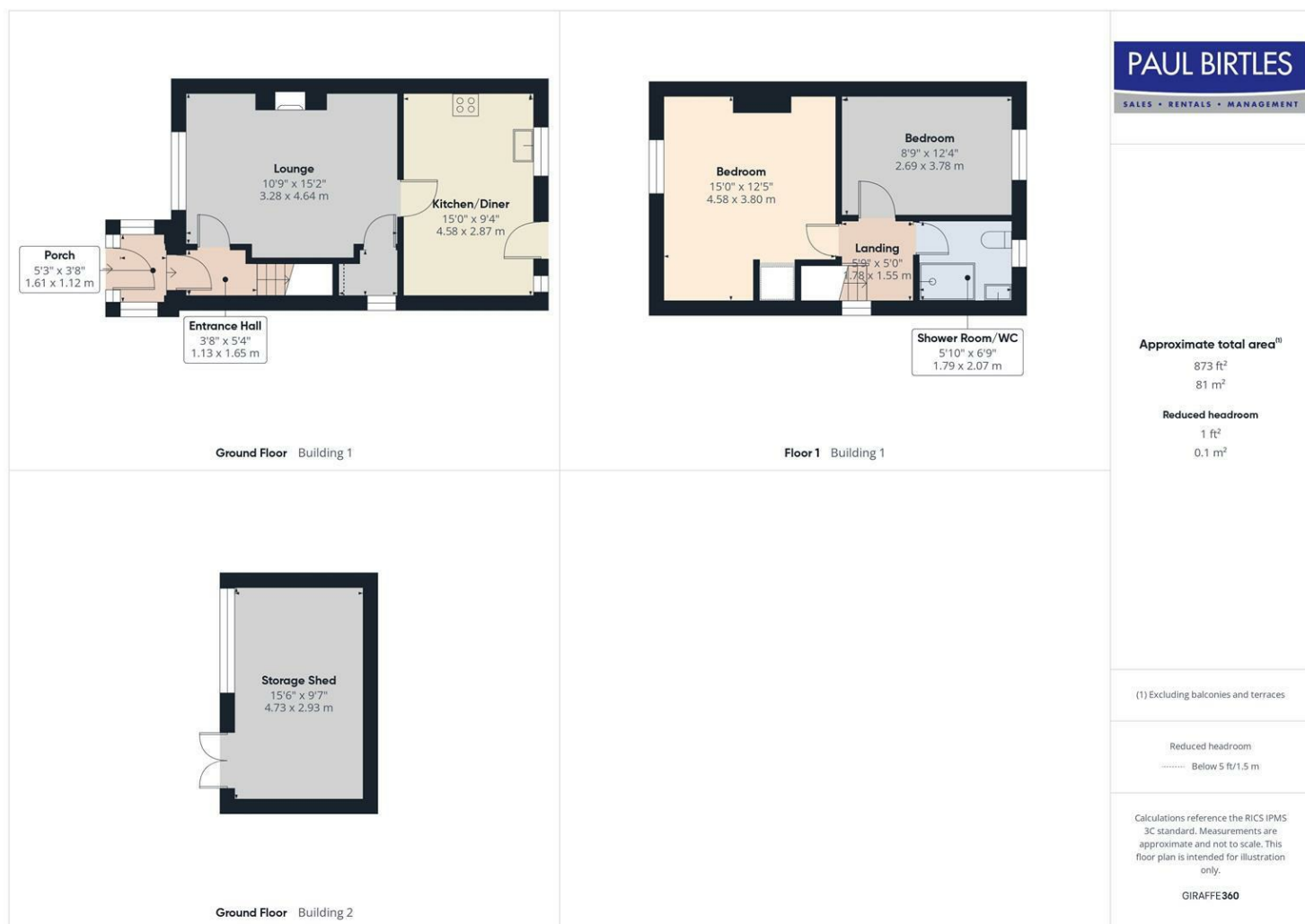
Shower Room/WC

With a walk in shower enclosure, pedestal wash hand basin and low level WC. Double glazed window to the rear. Tiled areas.

Outside

Off road parking to the front. Enclosed rear garden with decorative stone and paved patio. Large storage shed.





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

