



Milton Road
Stretford
M32 0RD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Milton Road
Stretford
Manchester
M32 0RD



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Offers In Excess Of
£350,000

NO ONGOING VENDOR CHAIN An attractive older style three double bedroom semi-detached property situated in a most convenient location. Offering well presented spacious accommodation of approx 1470 sq ft suitable for a variety of purchasers. Three reception rooms plus kitchen. Useful storage cellar and loft space offering potential for upgrade/conversion (subject to any necessary consents required). Really well proportioned bedrooms. Enclosed rear garden with a south westerly aspect. Situated within walking distance of two Metrolink Stations and adjacent to bus connections to Oxford Road and Piccadilly Gardens. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Vestibule

With period style tiling. Feature entrance door to:

Entrance Hall

With exposed floorboards and stairs off to the first floor rooms. Radiator. Decorative wall panelling. Door off to:

Storage Cellars

Offering scope for upgrade/conversion (subject to any necessary consents required). Service meters are located here.

Lounge

With a double glazed bay window to the front elevation. Further double glazed bay window to the side elevation. Exposed floorboards. Radiator. Feature fireplace with marble hearth and attractive surround.

Rear Sitting Room

With double glazed patio doors with adjacent side windows leading out to the rear decking area and garden beyond. Exposed floorboards. Radiator. And most attractive feature fireplace with marble hearth and surround provides a focus point of this room. Wall light points.

Morning/Dining Room

With a double glazed windows to side and rear elevations. Laminate flooring. Radiator. A cupboard off houses the 'Baxi' combination gas central heating boiler. Plumbing for a washer.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Built in oven and gas hob with extractor canopy above. Metro tiled splashback. Double glazed window to the side elevation and exit door to the side. Laminate flooring.

TO THE FIRST FLOOR

Landing

With two loft access points. Radiator. Decorative panelling. Potential for conversion (subject to any necessary consents required).

Bedroom (1)

With two double glazed windows to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

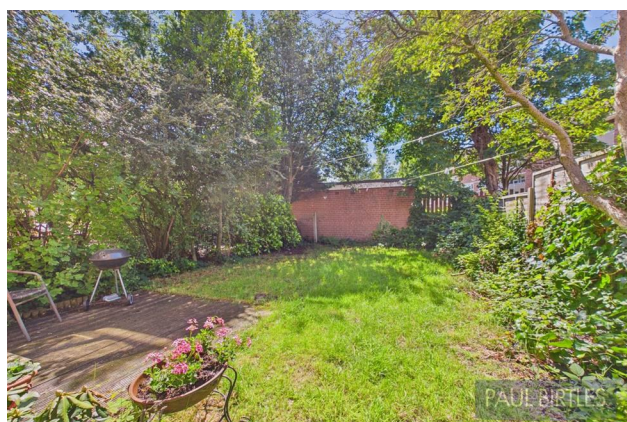
With a double glazed window to the rear. Radiator. Period style cast-iron different decorative fireplace.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Chrome ladder radiator. Fully tiled. Double glazed window to the side elevation. Spotlighting and extractor fan. Built-in storage. A shower is installed over the bath with an anti-splash screen fitted.

Outside

To the front elevation is a garden forecourt. To the rear is an enclosed garden with decking and lawned areas with a south-westerly aspect. There is a really useful brick built store to the rear.

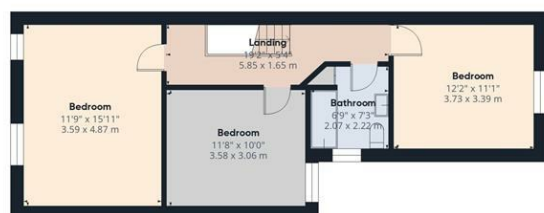




Ground Floor



Floor 1



Floor 2



Approximate total area^m

1470 ft²
136.5 m²

Reduced headroom

8 ft²
0.8 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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