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The Bowling Green  
Stretford  
M32 0HN

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Apt 21, 2 The Bowling Green  
Stretford  
Manchester  
M32 0HN



### Entrance Hall

With a radiator and a built in storage cupboard where the 'Vaillant' combination gas central heating boiler is located and there is plumbing for a washer. The boiler was installed November 2023. Video/Telephone entry system control panel and Tunstall warden call system control point.

### Lounge/Dining Room

With two radiators and a double glazed window. Glazed door to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Electric hob with extractor above. Built in oven. Integrated fridge/freezer. Freestanding dishwasher. Spotlighting. Tiled splashbacks.

### Bathroom

With a three piece white suite comprising panelled bath, wall hung wash hand basin and low level WC. Tiled areas. Ladder radiator. Extractor fan.

### Bedroom (1)

With a radiator and a double glazed door with fixed side panel to a Juliette balcony. Door to:

### En-Suite Shower Room/WC

With a recently installed walk-in shower enclosure, pedestal wash hand basin and low level WC. Tiled areas. Ladder radiator. Spotlighting. Extractor fan.

### Bedroom (2)

With a radiator and a double glazed window.

### Outside

The development stands within beautifully landscaped gardens that incorporate a gated parking area.

### Additional Information

A service charge is payable of £275.74 pcm.

The property is leasehold for the residue of 999 years from 01/04/2009.

There is a communal residents lounge with direct access to a terrace overlooking a Bowling Green.

£180,000

\*A GOOD SIZED SECOND FLOOR TWO BEDROOM/TWO BATHROOM LUXURY RETIREMENT APARTMENT FOR THE OVER 55'S\* Set within beautiful grounds adjacent to a Bowling Green. Communal residents lounge and terrace. Video/telephone entry system for security. Gated, dedicated parking parking space (No 21). Astraline callsafe personal alarm system. Gas central heating and double glazing. Lounge/dining room plus fitted kitchen. En-suite to master bedroom. Well appointed main bathroom. No ongoing vendor chain. Spacious accommodation of approx 550 sq ft. Virtual Tour Available.



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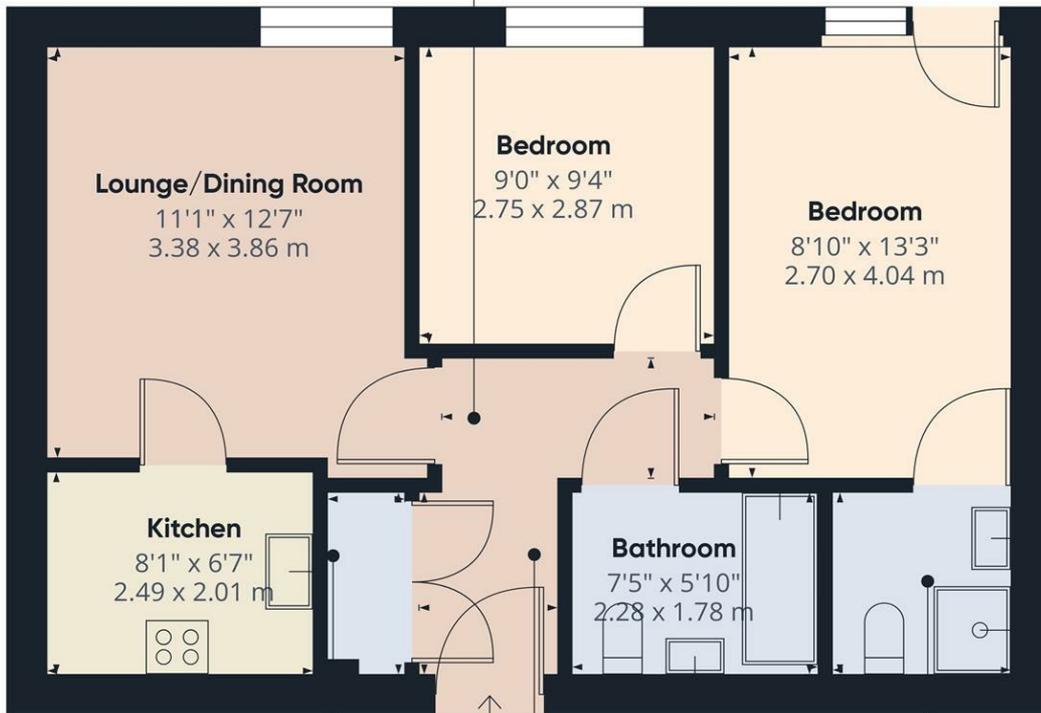
Approximate total area<sup>(1)</sup>  
550 ft<sup>2</sup>  
51.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Inner Hall**  
8'2" x 3'7"  
2.50 x 1.10 m



**Lounge/Dining Room**  
11'1" x 12'7"  
3.38 x 3.86 m

**Bedroom**  
9'0" x 9'4"  
2.75 x 2.87 m

**Bedroom**  
8'10" x 13'3"  
2.70 x 4.04 m

**Kitchen**  
8'1" x 6'7"  
2.49 x 2.01 m

**Bathroom**  
7'5" x 5'10"  
2.28 x 1.78 m

**Storage/Utility**  
2'4" x 5'11"  
0.72 x 1.82 m

**Entrance Hall**  
4'4" x 5'11"  
1.32 x 1.81 m

**En-Suite Shower Room**  
5'7" x 5'10"  
1.72 x 1.79 m



**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>	<b>80</b>	<b>80</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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