



Audley Avenue  
Stretford  
M32 9TE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

32 Audley Avenue  
Stretford  
Manchester  
M32 9TE



£325,000

\*A THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY\* Offering ready to move in accommodation presented to an excellent standard. Much improved by our clients during the course of their ownership. Through lounge/dining room. Extended kitchen. Beautifully appointed bathroom with contemporary herringbone tiling. Good off road parking facilities to the front and enclosed garden with lawn, paved patio and decking areas. Approx 808 sq ft. Situated in a most convenient location within easy reach of local shops, amenities including Trafford Centre and well regarded local school options. For commuters the property offers easy access to motorway network, walking distance of train station and Manchester City Centre is accessible by local Metrolink stations. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Tiled flooring. Feature entrance door with adjacent side windows with leaded lights and stained glass inserts.

### Through Lounge/Dining Room

With a double glazed bay window to the front elevation and double glazed patio doors with adjacent side windows to the rear leading out to the rear decking and garden beyond. Spotlighting. Radiators. Exposed floorboards. Electric burner inset within a feature recess within the chimney breast with wooden mantel and tiled hearth.

### Extended Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap. Integrated dishwasher and washing machine. Space for a range style cooker with extractor canopy. Space for an American style fridge/freezer. Metro tiled splashbacks and Mexican style splashback behind the cooker space. Double glazed window to the side and rear and a double glazed exit door to the side elevation. Wood laminate flooring. Understairs storage/pantry off. Radiator.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs. Loft access point. The loft space is insulated and is part boarded for storage with light laid on.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Open fitted wardrobes with hanging space

### Bedroom (2)

With a double glazed window to the rear with exposed floorboards and radiator.

### Bedroom (3)

With a double glazed window to the front elevation. Exposed floorboards. Radiator. Cupboard off housing the Worcester gas central heating boiler.

### Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Matte black ladder radiator. Spot lighting. Herringbone wall tiling and period style floor tiles. Double glazed window to the side elevation.

### Outside

To the front of the property is an off road parking facility on a block paved driveway. To the side and rear is an enclosed garden with paved patio, lawn and raised decking areas.

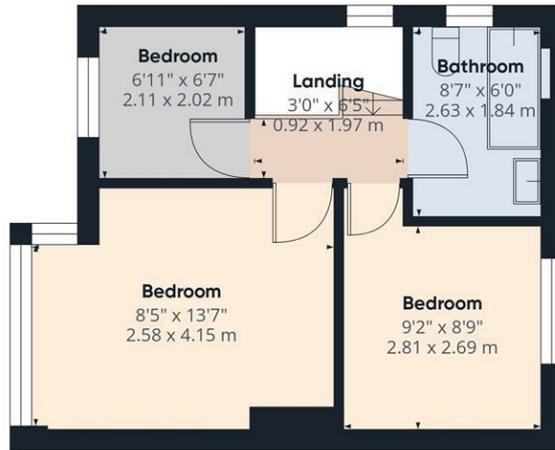
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/05/1936 subject to an annual ground rent of £5.





Ground Floor



Floor 1



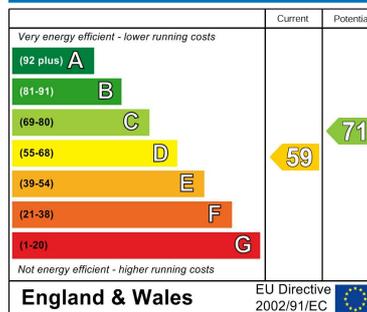
Approximate total area<sup>(1)</sup>  
808 ft<sup>2</sup>  
75.1 m<sup>2</sup>

(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

**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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