Gorse Street

Gorse Hill, Stretford

M32 0HZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

54 Gorse Street
Gorse Hill, Stretford
Manchester
M32 0HZ

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Offers Over £275,000

NO ONGOING VENDOR CHAIN A spacious three double bedroom end terraced property. Approx 967 sq ft. Scope for purchasers to update and personalise to their own requirements. Enclosed courtyard with a westerly aspect. 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. Freehold subject to £3.50 per annum rentcharge. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator.

Lounge
With a double glazed bay to the front. Radiator. Coal effect electric fire set within a feature fireplace. Built in meter cupboards. Sliding doors open to:

Dining Room
With a coal effect gas fire. Radiator. Double glazed window to the rear. Door off to:

Breakfast Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled flooring and splash backs. Freestanding cooker with extractor canopy. Spotlighting. Radiator. Plumbing for a washer. Double glazed window to the rear and side elevations. Wall mounted 'Glow-Worm' gas central heating boiler. Understairs storage off. Exit door to the courtyard.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glazed window to the front. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator. Loft access point.

Bedroom (3)
With a double glazed window to the rear. Radiator.

Bathroom
With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled arears. Radiator. Double glazed window to the side. A shower is installed over the bath with a rail and curtain fitted.

Outside
To the front is an enclosed forecourt. To the rear is a courtyard with rear access gate and westerly aspect.

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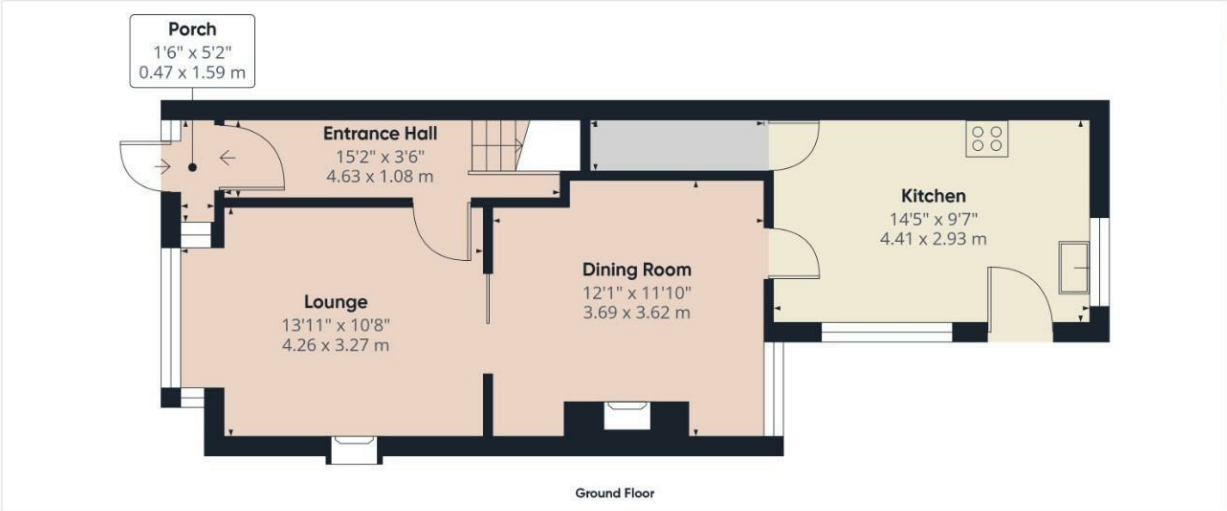

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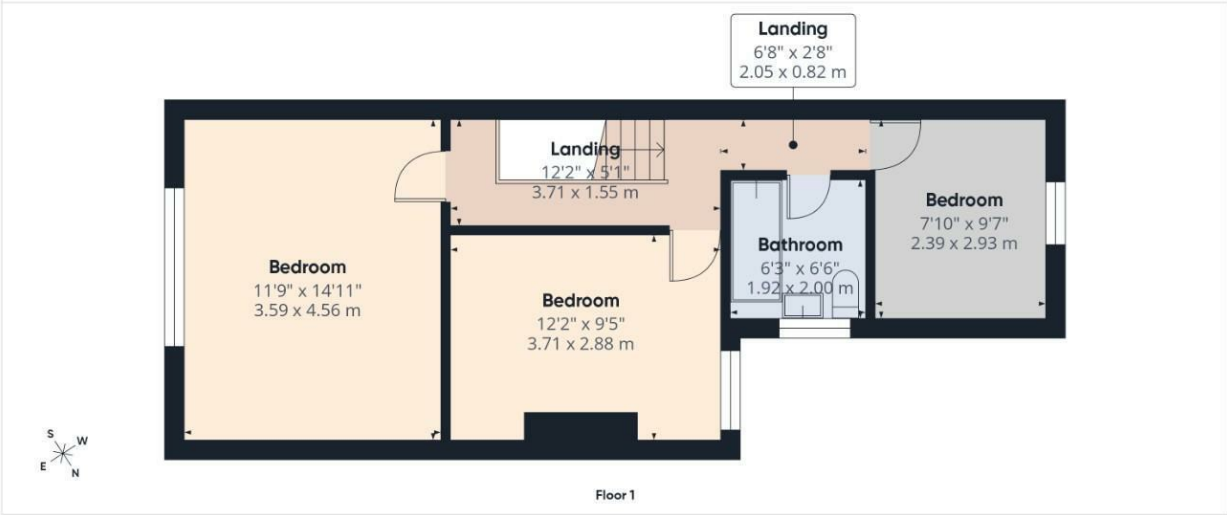
Approximate total area(1)
967 ft²
89.9 m²



(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.

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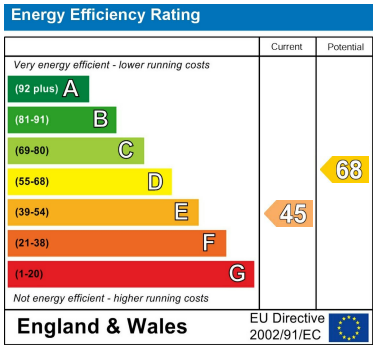

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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