

Glastonbury Road
Stretford
M32 9PF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

87A Glastonbury Road
Stretford
Manchester
M32 9PF



£265,000

A WELL PRESENTED MODERN TWO DOUBLE BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY Ideal first time buy. Approx 861 sq ft. Spacious lounge plus kitchen/diner. Useful downstairs WC. En-suite to master bedroom. Enclosed rear garden/gated off road parking to the side. 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. Freehold. EPC Rating: C

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Useful understairs storage area. Radiator. LVT flooring. Door off to:

Downstairs WC/Utility

With a low level WC, pedestal wash hand basin and plumbing for a washer. Extractor fan.

Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless sink unit with mixer tap. Gas hob with extractor canopy and built in Zanussi oven. Tiled splashbacks. Plumbing for a dishwasher and space for fridge/freezer. Two double glazed windows to the side elevation and further double glazed window to the front elevation. Cupboard off where the Vaillant combination gas central heating boiler is located.

Lounge/Dining Room

With double glazed windows to two elevations and double glazed exit door leading out to the enclosed garden. Radiator. Laminate flooring.

TO THE FIRST FLOOR

Landing

With a loft access point. Storage cupboard off.

Bedroom (1)

With two double glazed windows to the side elevation. Radiator. Sliding door to:

En-Suite Shower Room/WC

With a walk-in shower with 'Mira' electric shower, pedestal wash hand basin with tiled splashback and low level WC. Tiled areas. Radiator.

Bedroom (2)

With three double glazed windows to two elevations. Laminate flooring. Radiator.

Bathroom

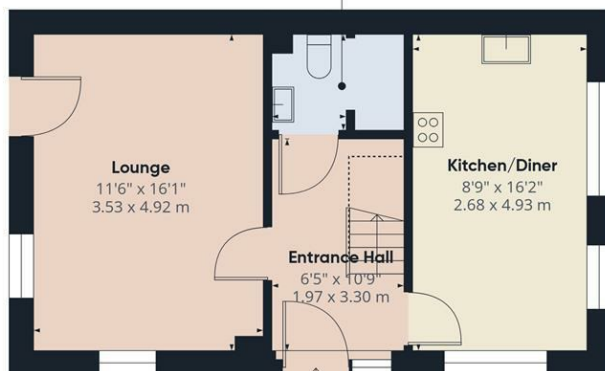
With a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator. Tiled areas. Spotlighting. Double glazed window to the front.

Outside

Enclosed forecourt area to the front. To the side is an enclosed garden that also provides a gated off road parking facility.



Downstairs WC/Utility
3'9" x 4'11"
1.16 x 1.52 m



Laundry Room

Ground Floor



En-Suite Shower Room/WC
8'4" x 2'9"
2.56 x 0.86 m

Floor 1



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Approximate total area⁽¹⁾

861 ft²
79.9 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

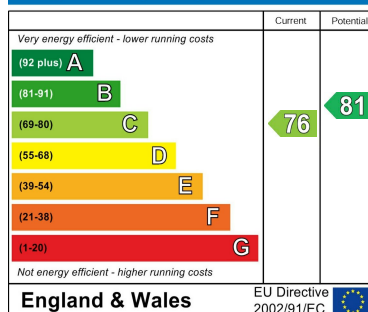
Reduced headroom

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



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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