



**Carlton Street**  
Old Trafford  
M16 7QU

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

1 Carlton Street  
Old Trafford  
Manchester  
M16 7QU



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£325,000

**\*NO ONGOING VENDOR CHAIN\*** A spacious three bedroom end terraced property offering accommodation of approx 1252 sq ft. Requiring modernisation and improvement but offering great potential to those purchasers looking to modernise a property to their own requirements. Two separate reception rooms plus kitchen/diner. Useful storage cellar. Three double bedrooms. Shower room/WC. Enclosed courtyard. Situated with local shops adjacent, and ideally positioned for all local amenities, parks, transport links and well regarded schools. Must be viewed to appreciate the potential.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator.

### Lounge

With a double glazed bay window to the front. Radiator. Electric fire with feature surround.

### Rear Sitting Room

With a double glazed window to the rear. Radiator. A coal effect gas is set within a feature fireplace and surround. Laminate flooring.

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Space for a freestanding cooker. Wall mounted Plumbing for a washer. Tiled splash backs. Double glazed window to the side and rear with rear access door. Worcester gas central heating boiler. Door off to:

### Storage Cellar

Offering potential for upgrade/conversion (subject to any necessary consents required).

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the rear. Radiator. Built in storage.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Shower Room/WC

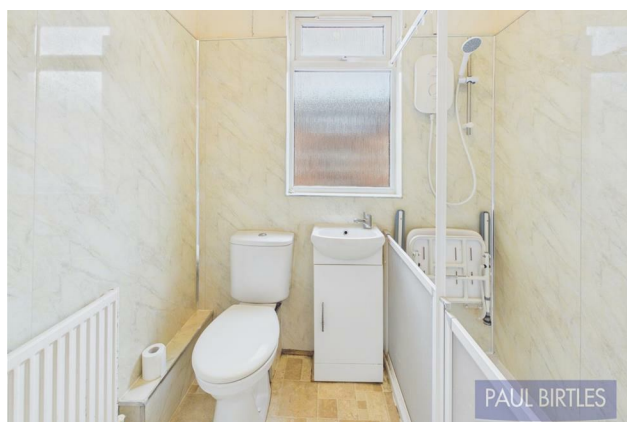
With a walk in shower cubicle, low level WC and wash hand basin. Double glazed window to the side elevation. Radiator. Tiled areas.

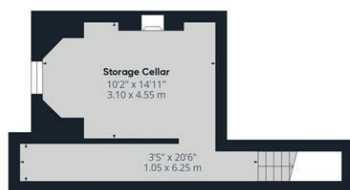
### Outside

To the front of the property is a gated forecourt. To the rear is an enclosed courtyard with side access gate.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 998 years from 25/12/1905.





Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
1252 ft<sup>2</sup>  
116.3 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.

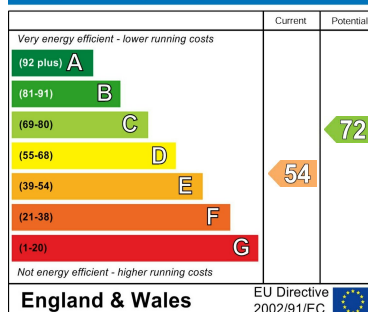
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Floor 1



#### 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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