



Barkway Road
Stretford
M32 9NB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

29 Barkway Road
Stretford
Manchester
M32 9NB



3



1



2



C

£335,000

A THREE BEDROOM 1930'S BUILT EXTENDED SEMI-DETACHED PROPERTY Offering spacious family accommodation of approx 996 sq ft. Rear lounge plus dining room. Extended breakfast kitchen. Well appointed bathroom/WC with separate shower. Delightful enclosed rear garden with an easterly aspect. Attached brick garage offering potential to convert (subject to any necessary consents required). Situated in a popular residential location within easy reach of local shops, amenities and transport links including Humphrey Park Train Station. Well regarded local primary and secondary school options nearby. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Understairs storage off. Built in meter cupboard.

Rear Lounge

With a double glazed window to the rear. Laminate flooring. Coal effect gas fire set within an attractive surround with tiled hearth. Double sliding doors open to:

Dining room

With a double glazed bay window to the front elevation. Radiator. Feature recess within chimney breast with surround. Laminate flooring.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Gas hob with extractor canopy. Tiled areas. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Double glazed window to the rear elevation and double glazed bay window and exit door to the side elevation. Plumbing for a washer. Space for appliances.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side.

Bedroom (1)

With a double glazed bay window to the front. Radiator. Laminate flooring. Range of fitted wardrobes and dressing table facility.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes. Laminate flooring.

Bedroom (3)

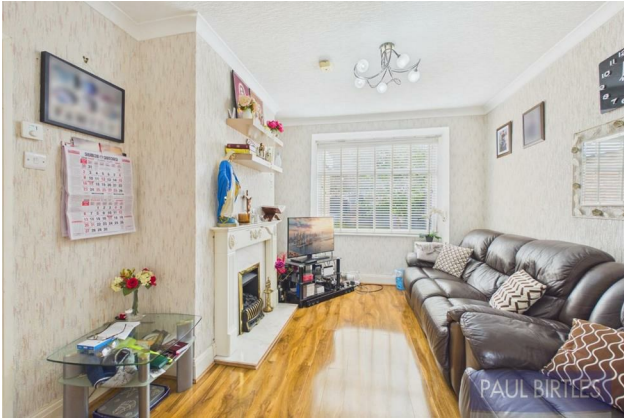
With a double glazed window to the front. Radiator laminate flooring.

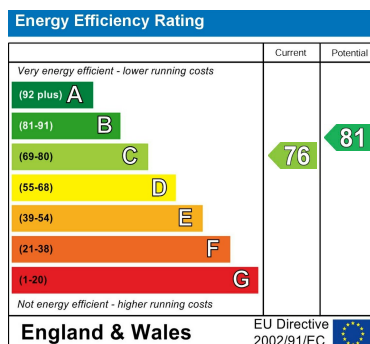
Bathroom

With a suite comprising tile panelled bath, Vanity wash hand basin and low level WC. Separate walk-in shower enclosure. Radiator. Double glazed window to the rear. Radiator. Fully tiled.

Outside

To the front of the property is an off road parking facility. There is an attached brick garage with an up and over door offering potential to convert (subject to any necessary consents required). To the rear is an enclosed garden with lawn and paved patio areas. The rear benefits from an easterly aspect.





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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

