



Derwent Road  
Stretford  
M32 0EB

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

1 Derwent Road  
Stretford  
Manchester  
M32 0EB



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£325,000

**\*NOT YOUR AVERAGE END TERRACED PROPERTY\* \*NO ONGOING VENDOR CHAIN\*** A well presented spacious older style three bed/two bath end terraced property. An internal inspection will reveal extensive ground floor accommodation to include large through lounge/dining room, Office/Store room and fitted kitchen. Three well proportioned bedrooms. Well appointed family bathroom. En-Suite facilities. Enclosed courtyard to rear with off road parking facility accessed from Station Road. Must be viewed to be appreciate the internal and external space on offer. Over 1150 sq ft. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a UPVC entrance door and stairs leading off to the first floor rooms. Exposed floorboards. Radiator. Door to:

### Through Lounge/Dining Room

With a bay window to the front with built in seating. Meter cupboards and two radiators. Open to dining section with a chimney breast with feature recess. UPVC patio doors lead out to the rear courtyard. Exposed floorboards. Door off to:

### Study/Store Room

With a radiator, window to the rear and wall mounted combination gas central heating boiler.

### Fitted Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob and fitted oven with extractor canopy above. Tiled areas. Radiator. Double glazed window to the side elevation and exit door to rear courtyard. Washing machine and fridge included in sale.

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (1)

With two double glazed windows and two radiators.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Door off to:

### En-Suite Shower Room

With a large walk-in shower enclosure, low level WC and feature wash hand basin. Tiled areas, spotlighting and chrome ladder radiator. Double glazed window to the rear. Spotlighting.

### Bedroom (3)

With a radiator and a double glazed window to the rear.

### Bathroom

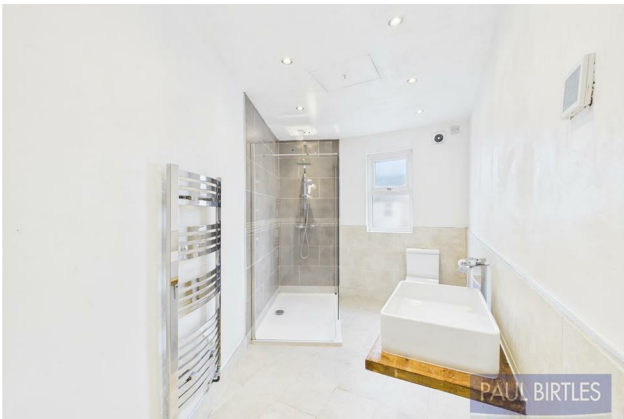
With a 'P' shaped bath, low level WC and wall mounted wash hand basin. Shower over the bath with an anti splash screen fitted. Tiled areas. Spotlighting. Double glazed window to the side elevation. Chrome ladder radiator.

### Outside

Garden forecourt to the front. To the rear is a fully enclosed, courtyard style garden with a patio and storage shed. Off road parking with access off Station Road.

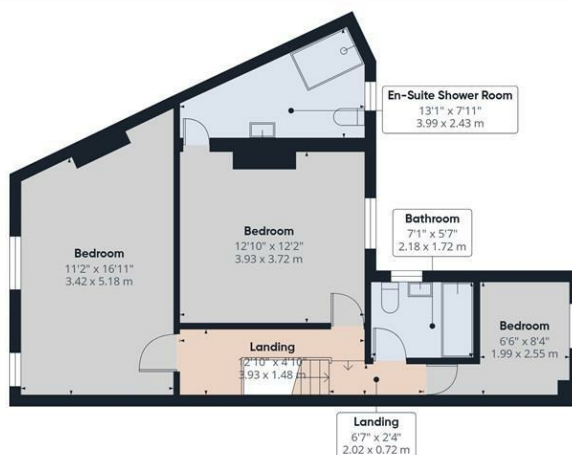
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 07/04/1906. A ground rent is payable of £2 per annum.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1191 ft<sup>2</sup>  
110.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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