







Marland Way

Stretford

M32 0NQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

77 Marland Way
Stretford
Manchester
M32 0NQ

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£175,000

NO ONGOING VENDOR CHAIN A two bedroom/two bathroom first floor flat. Situated adjacent to Stretford Marina. Adjacent to the Bridgewater Way. Electric heating system. Open plan kitchen/dining/living room. Pleasant frontal aspect. En-suite shower room/WC to master bedroom. Main bathroom/WC with shower. Dedicated parking space, Leasehold for 125 years from 01/01/2003. Viewing highly recommended. Virtual Tour Available.

Entrance Hall
With an electric storage heater and wood effect flooring.

Bedroom (1)
With an electric heater, a double glazed window and built in wardrobe/storage. Access to:

En-Suite shower/WC
With a white suite comprising walk-in shower, pedestal wash and basin and low-level WC. Double glazed window, electric heater and partly tiled decor.

Bedroom (2)
With an electric heater, double glazed window.

Bathroom/WC
With a white suite comprising panelled bath, pedestal wash handbasin and low-level WC. There’s a shower installed over the bath and a rail and curtain are fitted. Electric wall heater and tiled partly tiled decor. Shaver point.

Open Plan Kitchen/Dining/Living Room
With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are two double-glazed windows in addition to double glazed-double doors with a "Juliette" balcony. Wood effect flooring, breakfast bar facility and an electric storage heater. Tiled areas to the kitchen section along with space for appliances. Attractive outlook towards the canal from the double doors.

Outside
The development stands within communal grounds that incorporate a dedicated parking space for flat 3 and there's visitors' parking adjacent.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/2003.

A service charge is payable of £238.38 per month.


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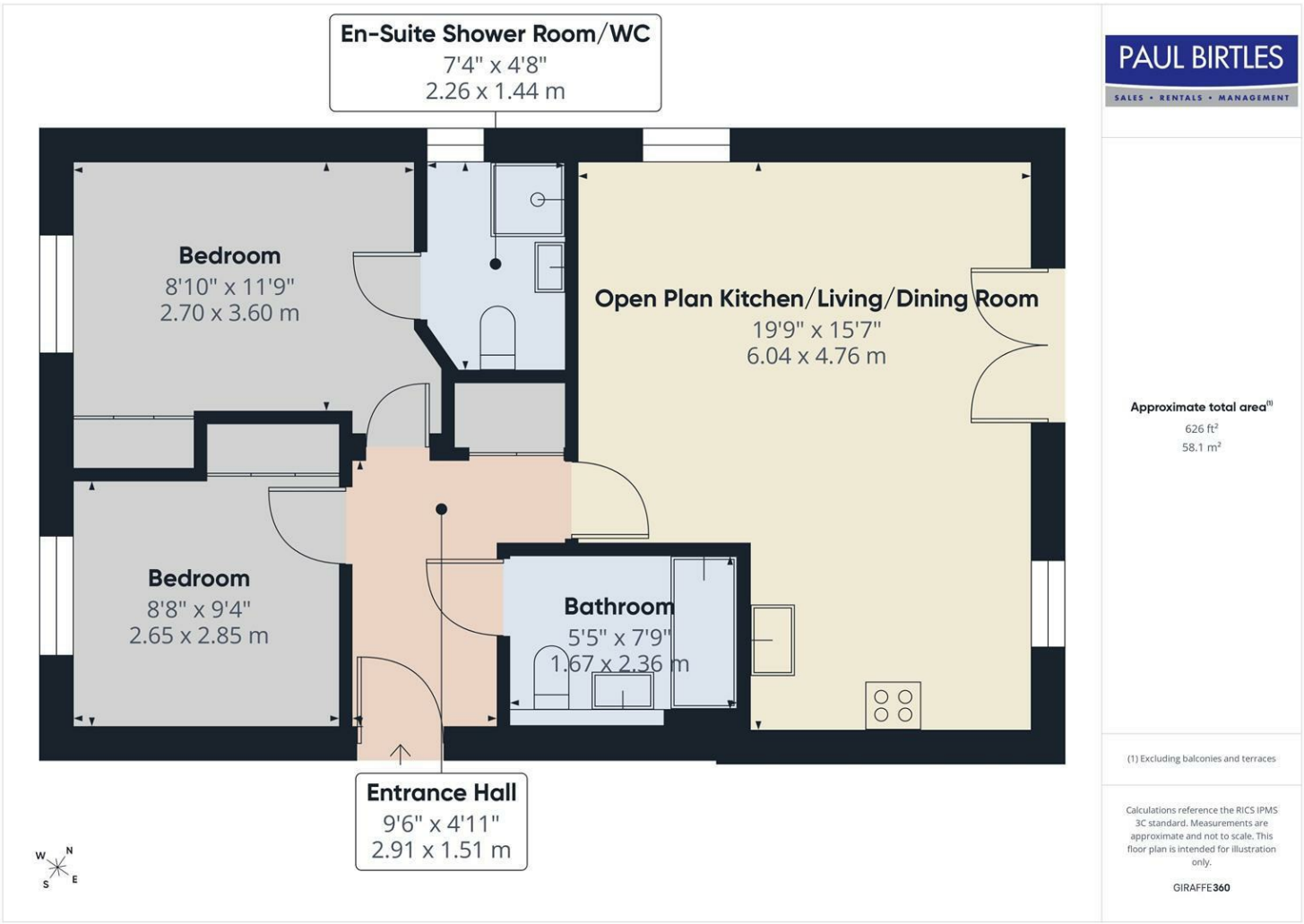

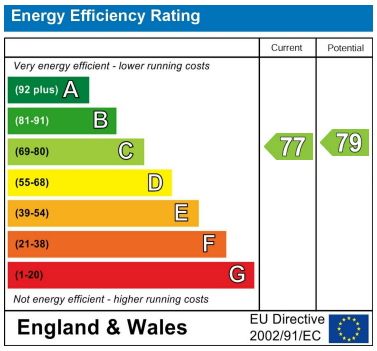

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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