



Bradfield Road
Stretford
M32 9LE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

64 Bradfield Road
Stretford
Manchester
M32 9LE



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£395,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND MOST CONVENIENT LOCATION Excellent condition throughout and offering prospective purchasers move-in ready accommodation. Suitable for a variety of purchasers. Through lounge/dining room. Extended breakfast kitchen. Three well proportioned bedrooms. Enclosed rear garden. Storage garage. Approx 1100 sq ft. Ideally positioned for well regarded local primary and secondary school options, transport links and local amenities. Close to Moss Park. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Hive smart thermostat installed. Fitted meter cupboards and under stairs storage.

Through Lounge/Dining Room

With a double glazed bay window to front elevation and double glazed sliding patio doors to the rear leading out to the rear patio and garden beyond. Two radiators. Living flame gas fire set within chimney breast. Wall light points.

Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Five ring Smeg gas hob and extractor above. Built in Smeg oven/grill. Spotlighting. Double glazed windows to the rear and side elevations. Integrated fridge/freezer and washing machine. Cupboard off where the 'Worcester' combination gas central heating boiler is located. (Installed 2023). Two radiators. Tiled between units with stainless steel splashback to hob area.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point. The loft is boarded for storage with a drop down ladder.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)

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

Bedroom (3)

With a double glazed bay window to the front elevation. Radiator.

Bathroom

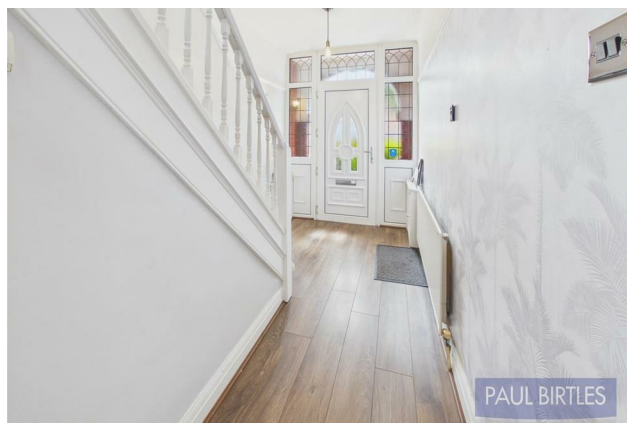
With a suite comprising panelled bath, pedestal wash hand basin and low level WC. Shower installed over the bath with an anti-splash screen fitted. Heated towel rail. Fully tiled. Spotlighting. Double glazed window to the rear.

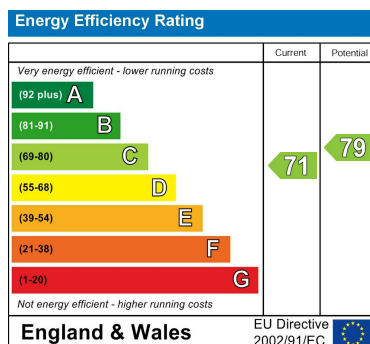
Outside

To the front of the property is an off road parking area for multiple vehicles with EV charging point. To the rear is an enclosed garden with mature planting and raised beds. There is also a paved patio and lawned area. A concrete sectional garage provides storage, with an up and over door, side door and electrics installed.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 18/07/1935, subject to an annual ground rent of £5.





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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