



Henshaw Street  
Stretford  
M32 8BU

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

89 Henshaw Street  
Stretford  
Manchester  
M32 8BU



## Offers Over £295,000

\*A SPACIOUS, WELL PRESENTED TWO BEDROOM MID TERRACED PROPERTY WITH THE BENEFIT OF AN EXTENDED KITCHEN\* Large through lounge/dining room. Fitted kitchen with built-in oven and hob. Both bedrooms are doubles. Well appointed bathroom with shower plus separate WC with wash hand basin. Forecourt and a delightful, upgraded rear courtyard with patio section and rear access. Occupying a most convenient location adjacent to Victoria Park Infant School, Victoria Park and the facilities available in Stretford Town Centre. Freehold. Easy access to the Metrolink and Manchester City Centre. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature double glazed entrance door, a radiator and stairs leading off to the first floor rooms with storage space below.

### Lounge

With a radiator and a double glazed window to the front. Opening to:

### Dining Room

With a radiator and a double glazed window to the rear. Wood flooring throughout.

### Kitchen/Breakfast Room

With a stainless steel sink with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Breakfast bar facility. Plumbing is provided for a washing machine, there's space for a fridge/freezer and a radiator. Integrated microwave. Double glazed window to the rear and exit door to the side.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a radiator and a double glazed window to the front. Period style fireplace.

### Bedroom (2)

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

### Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. Double-glazed window to the rear. There's an over the bath shower fitted along with an anti-splash screen. Radiator, tiled areas and a cupboard houses the combination gas central heating boiler.

### Separate WC

With a white suite comprising low-level WC and pedestal wash hand basin. Double glazed window to the front.

### Outside

To the front of the property is an enclosed forecourt area whilst, to the rear, is an enclosed courtyard that has been greatly upgraded and incorporates a patio section and a rear access facility.



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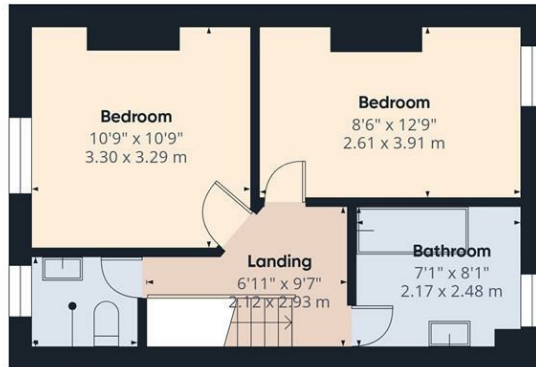
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Ground Floor



Separate WC  
4'8" x 5'3"  
1.43 x 1.62 m

Floor 1



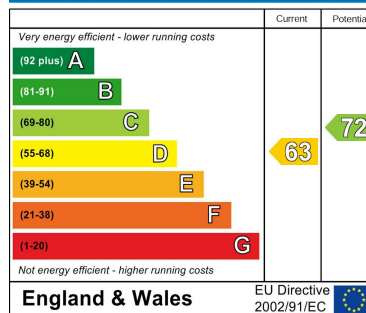
Approximate total area<sup>(1)</sup>  
785 ft<sup>2</sup>  
73 m<sup>2</sup>

(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**



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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