



Barton Road
Stretford
M32 9TA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

479 Barton Road
Stretford
Manchester
M32 9TA



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Offers Over £275,000

NO ONGOING VENDOR CHAIN A spacious three bedroom semi-detached property built in the 1960's. Offering spacious accommodation of approx 1040 sq ft. Requiring a comprehensive schedule of modernisation and refurbishment. Potential to extend subject to any planning consents required. Freehold. Enclosed rear garden with a southerly aspect. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Lounge

With a double glazed bay window to the front. Radiator. Gas fire set with surround. Sliding double doors open to:

Dining Room

With a double glazed window to the rear.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Plumbing for a washer. Radiator. Double glazed window to the rear. Tiled areas. Door off to:

Downstairs WC/Rear Porch

With a low level WC. Wall mounted 'Worcester' gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side elevation. Loft access point.

Bedroom (1)

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

Bedroom (2)

Double glazed window to the rear. Open fitted storage/wardrobes.

Bedroom (3)

With a double glazed window to the front. Radiator.

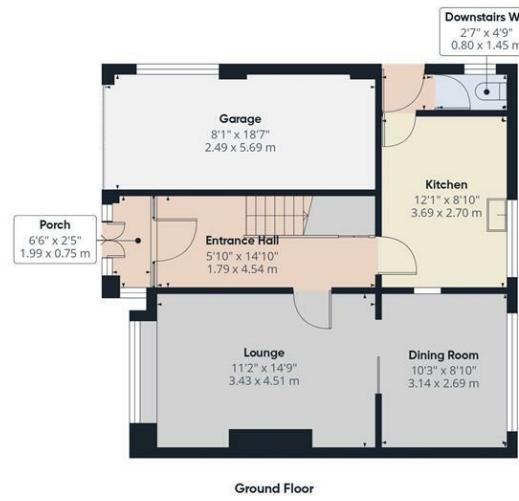
Bathroom

With a suite comprising bath, Vanity wash hand basin with storage below and a low level WC. Tiled areas. A shower is installed over the bath with a rail and curtain fitted. Window to the rear elevation.

Outside

To the front is an off road parking parking. There is an ATTACHED GARAGE with an up and over door. To the rear is an enclosed garden.



Approximate total area⁽¹⁾1040 ft²96.6 m²

(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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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



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