



Edale Road
Stretford
M32 9RY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Edale Road
Stretford
Manchester
M32 9RY



Offers Over £350,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY PRESENTED IN IMMACULATE CONDITION THROUGHOUT Much improved in recent times and providing prospective purchasers move in ready accommodation of approx 896 sq ft. Through lounge, dining room and recently installed fitted breakfast kitchen with integrated appliances and LVT flooring. Well appointed bathroom. Enclosed rear garden with an easterly aspect. Situated in a convenient location within easy reach of local transport links, amenities and access to Trafford Park, Salford Quays and Manchester City Centre. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. LVT flooring. Radiator. Decorative wall panelling.

Through Lounge

With a double glazed bay window to the front and double glazed patio doors with adjacent side windows to the rear. Two radiators. Wall light points. Coal effect gas fire set within a most attractive feature fireplace. Oak cottage door.

Dining Room

With a double glazed window to the front. Radiator. Decorative wall panelling. Oak cottage door. Spotlighting. LVT flooring. Cloaks/storage cupboard off.

Extended Breakfast Kitchen

With an excellent range of base and wall cupboard units and quartz working surfaces and breakfast bar facility with an inset sink unit. Understairs storage off. Spotlighting. Vertical radiator. Electric hob with built in extractor. Built in oven. Integrated fridge/freezer and washing machine. Double glazed window to the rear and exit door to the side elevation. LVT flooring. Oak cottage door.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side. Decorative wall panelling.

Bedroom (1)

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

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

With a white suite comprising 'P' shaped bath, low level WC and Vanity wash hand basin. A shower is installed over the bath with an anti splash screen fitted. Fully tiled. Chrome ladder radiator. Spotlighting. Double glazed window to the side elevation.

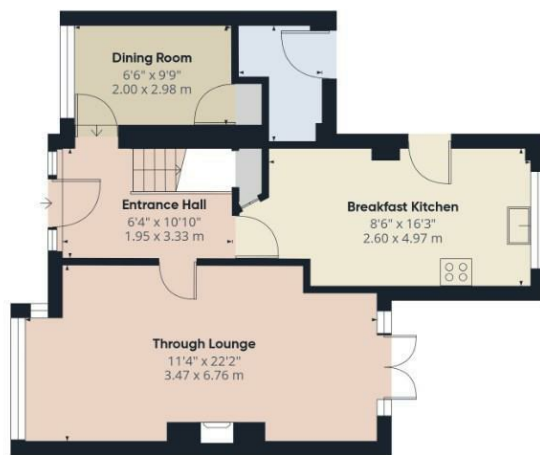
Outside

To the front is an off road parking facility on a block paved driveway. To the rear is an enclosed garden with patio and lawned areas with timber sleepers borders and an easterly aspect. Access from the rear to a storage section of the garage where the 'Worcester' combination gas central heating boiler is located.

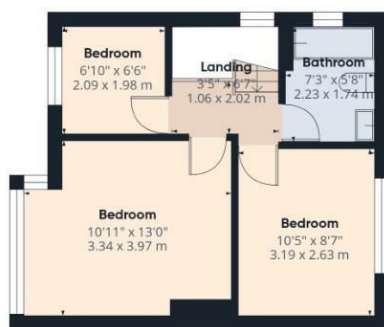
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/06/1933, subject to an annual ground rent of £5.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
896 ft²
83.2 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.

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