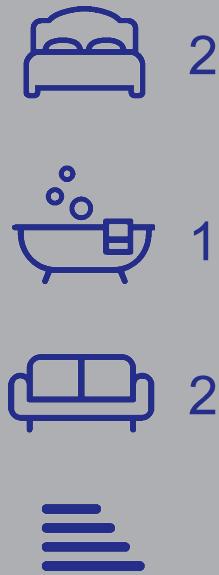


**Jackson Street**  
Stretford  
M32 8BA

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

53 Jackson Street  
Stretford  
Manchester  
M32 8BA



Offers Over £265,000

**\*NO ONGOING VENDOR CHAIN\***  
Situated within a popular area of Stretford within walking distance of Stretford Metrolink and Stretford Mall. Easy access to Manchester City Centre and Media City. A two bedroom mid terraced property. Offering spacious accommodation of approx 800 sq ft. . Good sized lounge/ dining room plus kitchen. Two double bedrooms, large bathroom and storage room. Courtyard to rear. Scope for purchasers to update and personalise to their own requirements. Gas central heating system-combination boiler. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With exposed floorboards, radiator and stairs leading off to the first floor rooms.

### Dining Room

With a double glazed window to the front elevation. Radiator. Built in meter cupboards. Exposed floorboards. Double doors open to:

### Rear Lounge

With a window to the rear. Exposed floorboards. Radiator. Feature recess within the chimney breast.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Tiled splashbacks. Plumbing for a washer and space for fridge/freezer. Cooker in situ. Tiled splashbacks. Double glazed window to the side elevation and exit door to the side. Understairs storage area.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With two double glazed windows to the front elevation.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Laminate flooring.

### Storage Room

With a window to the side elevation. Wall mounted 'Ideal' combination gas central heating boiler.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator. Metro tiling. Double glazed window to the rear. Triton electric shower installed over the bath with a rail and curtain fitted. Extractor fan.

### Outside

To the front of the property is a paved forecourt area.

To the rear is an enclosed courtyard with rear access gate and outside storage

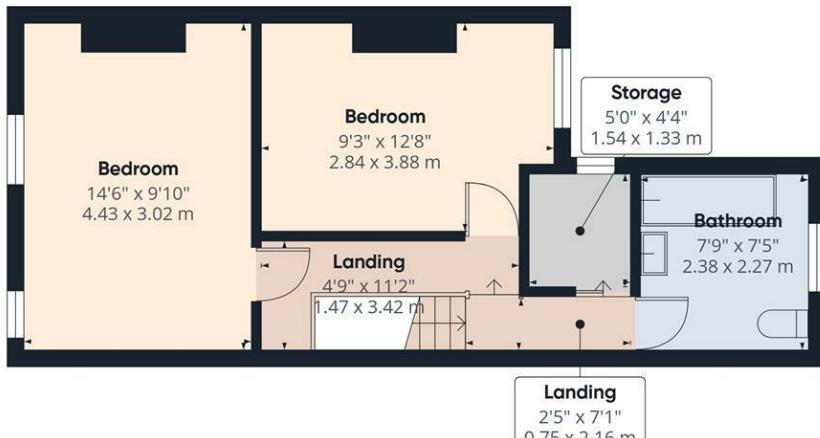
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 03/10/1930, subject to an annual ground rent of £3.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>800 ft<sup>2</sup>74.3 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		
	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		
EU Directive 2002/91/EC		
England & Wales		

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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