



**Matlock Road**  
Stretford  
M32 9QB

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

62 Matlock Road  
Stretford  
Manchester  
M32 9QB



## TO THE GROUND FLOOR

### Entrance Hall

With a radiator and stairs off to the first floor rooms. Feature entrance door.

### Lounge

With a double glazed window to the front elevation. A coal effect gas fire is set with a feature fireplace around with tiled hearth. Radiator. Door off to:

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Built-in oven and gas hob with extractor canopy above. Tile splashbacks and flooring. Plumbing for a washer. Wall mounted 'Ideal' logic combination gas central heating boiler. Radiator. Double glazed window to the rear and exit door to the rear garden. Useful under stairs storage area.

## TO THE FIRST FLOOR

### Landing

With loft access point.

### Bedroom (1)

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

### Bedroom (2)

With double glazed window to the rear elevation. Radiator.

### Bedroom (3)

With double glazed window to the front elevation. Radiator.

### Shower Room/WC

With a large walk-in shower enclosure, pedestal wash hand basin and low-level WC. Double glazed window to the rear. Chrome radiator. Tiled walls.

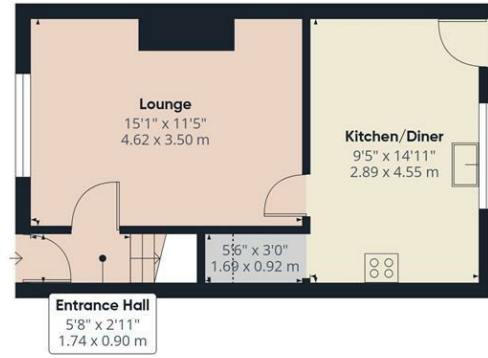
### Outside

To the front elevation is an enclosed garden forecourt. The front offers potential for off-road parking to be installed subject to any necessary consent required. To the rear is an enclosed garden, paved for ease of management.

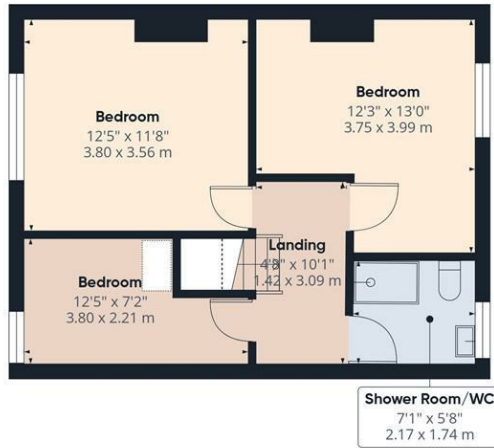
£260,000

\*IDEAL FIRST TIME BUY\* A much cared for three bedroom mid terrace property situated in a most convenient location. Lounge plus open plan kitchen/diner. Three well proportioned bedrooms and well appointed shower room-WC to the first floor. Off-road parking potential to the front elevation (subject to any necessary consent required). Good sized and closed rear garden. Gas central heating system-combination boiler. Situated with easy reach of local shops, amenities and well regarded primary and secondary school options. Easy access to local transport links including motorway network, Trafford Centre Metrolink station and bus routes. Must be viewed to be appreciated. Accommodation of approx 794 sq ft. Freehold. Virtual tour available.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 794 ft<sup>2</sup>  
 73.8 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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