



PAUL BIRTLES  
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Barkway Road  
Stretford  
M32 9NB

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19 Barkway Road  
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Manchester  
M32 9NB



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## Offers Over £350,000

\*A WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITTING FROM A FULL WIDTH REAR EXTENSION TO PROVIDE AN OPEN PLAN KITCHEN/DINER\* Offering accommodation of approx 981 sq ft to include detached storage garage to the rear. Separate lounge. Well appointed bathroom. Enclosed rear garden with an easterly aspect. Occupying a most convenient location within easy reach of excellent local transport links, amenities and well positioned for well regarded local primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available. Leasehold.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator.

### Lounge

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

### Open Plan Kitchen/Diner/Family Room

The kitchen is well fitted with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Metro tiled splashbacks. Extractor canopy. Space for a range style cooker. Integrated dishwasher. Spot lighting. Double glazed window to the rear and exit door to the side. In the dining section there are double glazed patio doors with adjacent side windows leading out to the rear patio and garden beyond. Radiator. Laminate flooring throughout this room.

## TO THE FIRST FLOOR

### Landing

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

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the front. Radiator.

### Bathroom

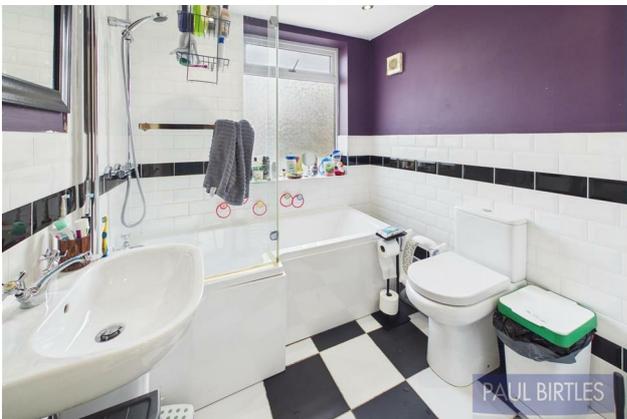
With a three piece white suite comprising 'P' shaped bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with an anti splash screen fitted. Tiled areas. Extractor fan. Chrome ladder radiator. Cupboard off where the 'Ideal' combination gas central heating boiler is located. Double glazed window to the rear.

### Outside

To the front and side is an off road parking facility on a brick block paved driveway. To the rear is an enclosed garden with lawn and patio areas. A detached storage garage has plumbing for a washing machine.

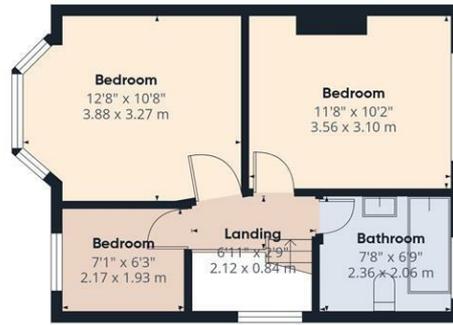
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 30/03/1935, subject to an annual ground rent of £5.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

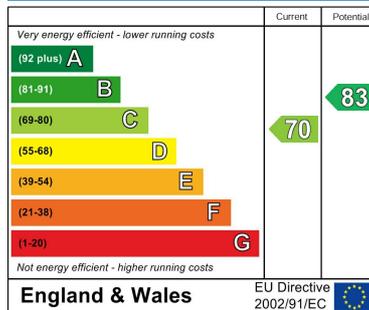
Approximate total area<sup>(1)</sup>  
981 ft<sup>2</sup>  
91.2 m<sup>2</sup>

(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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