



Barton Road
Stretford
M32 9RW

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

386 Barton Road
Stretford
Manchester
M32 9RW



£360,000

A WELL PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY Offering spacious family accommodation of approx 818 sq ft plus detached storage. Dining room and rear lounge. Well appointed kitchen and bathroom areas. Offering potential to extend, subject to any necessary planning consents. Excellent off road parking to the front. Enclosed rear garden. 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.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator with a decorative cover.

Dining Room

With a double glazed bay window to the front elevation. Radiator. Feature recess within the chimney breast. Open to:

Rear Lounge

With a vertical radiator and double glazed patio doors in the rear bay leading out to the garden.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Vertical radiator. Spotlighting. Pantry area off under the stairs. Range style cooker in situ with extractor above. Integrated dishwasher and washer/dryer. Space for an American style fridge/freezer. Extractor fan. Double glazed window to the side elevation and exit door to the side.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

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

Bathroom

With a white suite comprising 'P' shaped bath, Vanity wash hand basin and low level WC. A 'Triton' electric shower is installed over the bath with an anti-splash screen fitted. Extractor fan. Spotlighting. Tiled areas. Chrome ladder radiator.

Outside

Excellent off road parking to the front elevation. To the rear is an enclosed garden with detached storage with power and light laid on.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 13/09/1933, subject to an annual ground rent of £5.

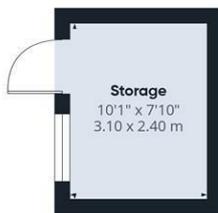




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
898 ft²
83.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

