



Bowness Street
Stretford
M32 0FA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

64 Bowness Street
Stretford
Manchester
M32 0FA



Offers Over £290,000

A STUNNING THREE BEDROOM EDWARDIAN MID TERRACED PROPERTY The property has been comprehensively updated and upgraded by our client since their purchase in 2023. Now offering spacious ready to move in accommodation of approx 779 sq feet. Ideal first time buy or home mover property. Lounge with Biofuel burner. Dining room with exposed brick feature fireplace. Beautifully appointed kitchen and bathroom areas. Fitted wardrobes to all bedrooms and excellent additional storage facilities. Delightful enclosed rear courtyard with a westerly aspect. Must be viewed to be appreciated. Situated in a most convenient location within easy reach of local transport links, access to Manchester City Centre & Media City, Victoria Park and Stretford Marina a short stroll away. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Period style radiator. Laminate flooring. Built in meter cupboard. Feature entrance door.

Lounge

With a double glazed bay window to the front elevation. Biofuel burner set with a feature recess within the chimney breast with wooden mantel. Double sliding doors open to:

Dining Room

With a double glazed window to the rear elevation. Feature exposed brick recess within the chimney breast with feature lighting. Laminate flooring to match the ground floor. Period style radiator. Spacious under stairs storage cupboard off.

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Vertical radiator. Metro tiled splashback. Baumatic oven and gas hob with extractor canopy. Integrated fridge freezer and dishwasher. Double glazed window and exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With built in storage/airing cupboard. Loft access point.

Bedroom (1)

With two double glazed windows to the front elevation and two period style radiators. Built-in wardrobes and storage.

Bedroom (2)

With a double glazed windows to the rear elevation. Period style radiator. Range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the rear elevation. Vertical radiator. Built-in storage and decorative panelling/shelving. The combination gas central heating boiler is located here.

Bathroom

With a white suite comprising panelled bath, low-level WC and wall hung Vanity wash hand basin with storage below. Double glazed window to the side elevation. Brass ladder radiator to match the fittings. Contemporary tiling. A shower is installed over the bath with an anti-splash screen fitted.

Outside

Enclosed forecourt area to the front and to the rear is an enclosed courtyard style garden with rear access gate and storage off. The rear has a westerly aspect.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 989 years from 02/01/1907, subject to an annual ground rent of £3.75.



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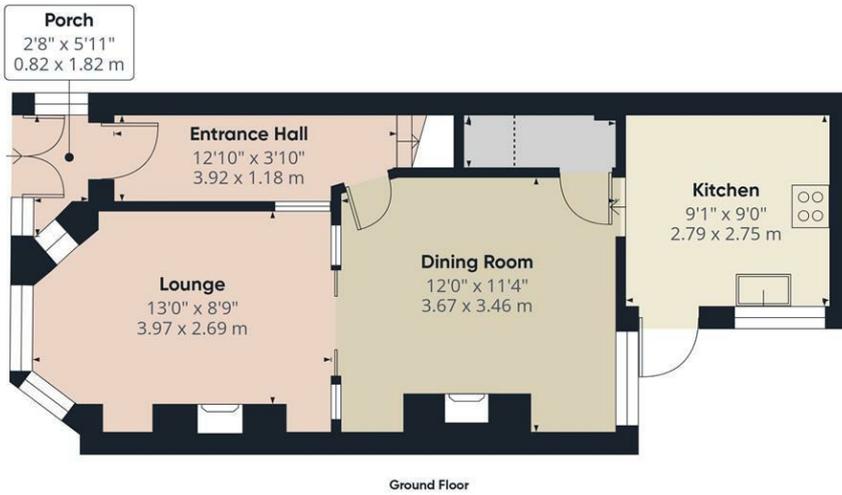
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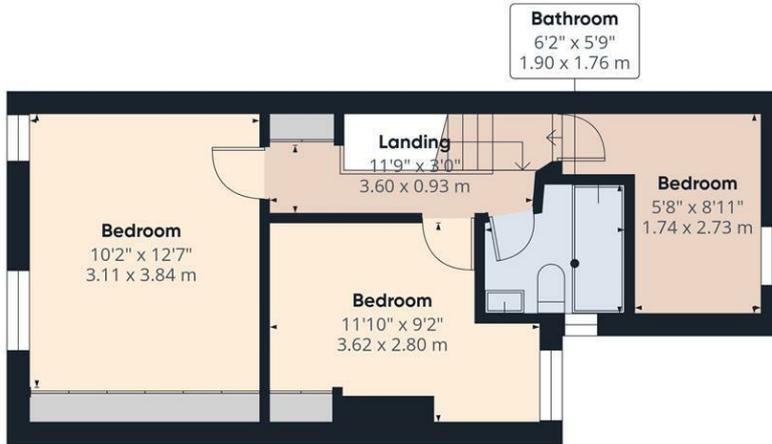
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Ground Floor



Floor 1



Approximate total area^m
 779 ft²
 72.6 m²

Reduced headroom
 6 ft²
 0.5 m²

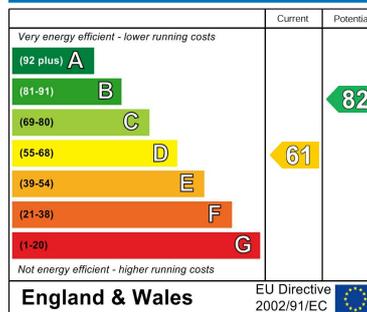
(1) Excluding balconies and terraces

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



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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