



Kings Road  
Stretford  
M32 8JQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



585 Kings Road  
Stretford  
Manchester  
M32 8JQ



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£250,000

**\*A RARE OPPORTUNITY LOCALLY\*** A three double bedroom second floor apartment situated in a most convenient location. A small development of just 12 apartments. Offering spacious accommodation of approx 748 sq ft plus a garage to the rear. Presented in good condition throughout. Well appointed kitchen and bathroom areas. Useful loft area. Ideally positioned for access to Stretford Mall, Stretford Metrolink, access into Manchester City Centre, Chorlton Town Centre and Stretford Grammar school a short walk away. Suitable for first time buyers, buy-to-let investors or home movers. Must be viewed to be appreciated. Virtual Tour Available.

### **Communal Entrance Hall**

There is a shared balcony/storage area.

### **Entrance Hall**

With spotlighting. Radiator. Meter cupboard.

### **Bathroom**

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. 'Mira' electric shower is installed over the bath with an anti-splash screen fitted. Ladder radiator. Tiled decor. Double glazed window to the rear. Extractor fan. Loft access point.

### **Bedroom (3)**

With a double glazed window to the front. Radiator. Could be utilised as a separate dining room or home office if only two bedrooms are required.

### **Kitchen**

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with extractor canopy and built in oven. Tiled areas. Radiator. Cupboard off where the 'Worcester' gas central heating boiler is located. Integrated fridge/freezer. Plumbing for a washer. Double glazed window to the rear.

### **Bedroom (2)**

With a double glazed window to the front. Radiator.

### **Bedroom (1)**

With a double glazed window to the front. Radiator.

### **Lounge/Dining Room**

With double glazed windows to two elevations. Wood burner inset within a feature recess within the chimney breast with wooden mantel. Radiator.

### **Outside**

Communal garden area. To the rear is a garage in a block with an up and over door. Parking available in front of garage.

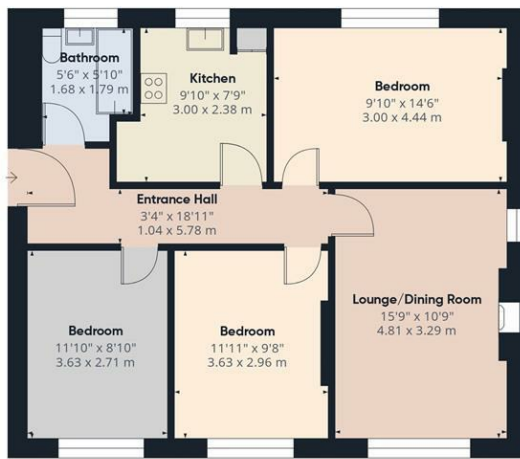
### **Additional Information**

Accessed from the bathroom is a really useful loft space, ideal for storage etc.

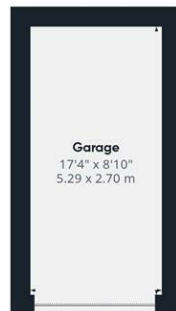
The tenure of the property is LEASEHOLD for the residue of 132 years from 20/05/1976. The current owner owns a share of the FREEHOLD.

A service charge is payable of £145 per month. A ground rent is payable of £50 per annum.





Ground Floor Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**  
902 ft<sup>2</sup>  
83.7 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) <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>		
Not energy efficient - higher running costs		
<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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