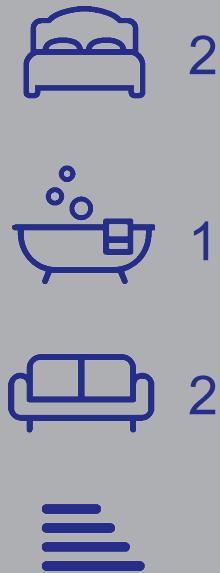




**Stephenson Road**  
Stretford  
M32 0SS

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

26 Stephenson Road  
Stretford  
Manchester  
M32 0SS



£315,000

\*SITUATED IN AN EXTREMELY CONVENIENT LOCATION, WITHIN EASY WALKING DISTANCE OF STRETFORD METROLINK STATION\* A two double bedroom semi-detached property built in the 1980s. Lounge plus kitchen/diner and really useful upgraded conservatory with tiled roof. Well appointed bathroom/WC with shower. Well presented right through. Ideal first time buy or buy to let investment. Off-road parking to the front. Good sized, fully enclosed garden to the rear. Must be viewed to be appreciated. Virtual Tour Available. Approx 727 sq ft.

## TO THE GROUND FLOOR

### **Vestibule**

To:

### **Lounge**

With a double glazed window to the front elevation. Two radiators. Laminate flooring. Stairs off to the first floor rooms. A feature of this room is the coal effect gas fire set within a most attractive feature fireplace. Understairs storage off.

### **Kitchen/Diner**

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink. Gas hob with extractor canopy and built in oven. Plumbing for a washer and dishwasher. Tiled splashbacks. Radiator. Wall mounted 'Worcester' combination gas central heating boiler. Double glazed sliding doors lead into:

### **Conservatory**

Built on at the rear of part brick construction with tiled roof upgrading this room to now provide an all year round additional reception room. Laminate flooring. Spotlighting. Double glazed units all round with two roof windows and exit door to the garden ensuring this room is flooded with natural light.

## TO THE FIRST FLOOR

### **Landing**

With a loft access point. The loft space is part boarded for storage with power laid on.

### **Bedroom (1)**

With a double glazed window to the rear. Radiator.

### **Bedroom (2)**

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

### **Bathroom**

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Contemporary tiling. Radiator. A shower is installed over the bath with an anti-splash screen fitted. Linen/storage cupboard off. Double glazed window to the side.

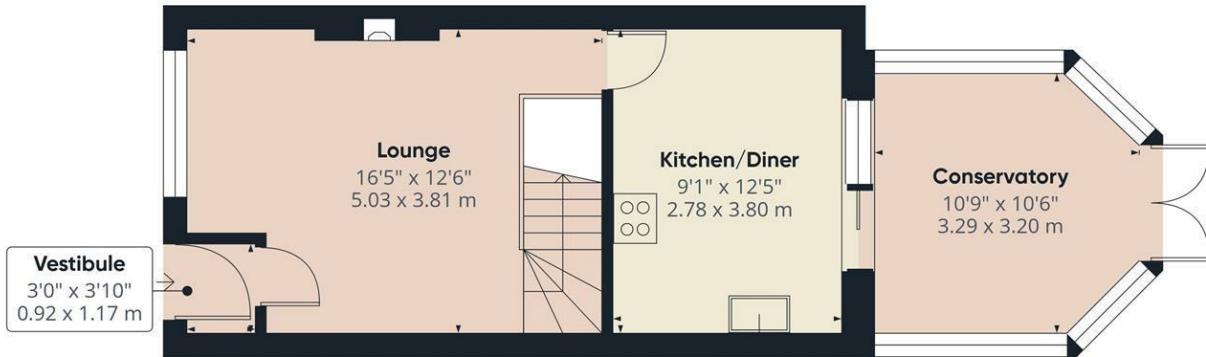
### **Outside**

To the front is an off road parking facility. To the rear is a pleasant enclosed garden with decorative stone and paved patio section.

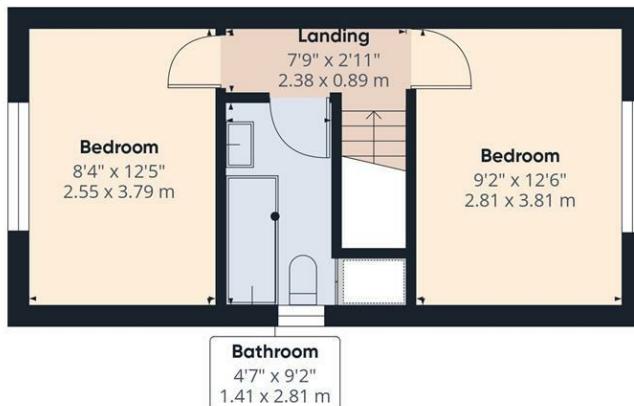
### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1982, subject to an annual ground rent of £60.



Approximate total area<sup>(1)</sup>727 ft<sup>2</sup>67.5 m<sup>2</sup>

Ground Floor



Floor 1



(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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