



Cressingham Road  
Stretford  
M32 9DN

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

15 Cressingham Road  
Stretford  
Manchester  
M32 9DN



£425,000

\*BACKING ONTO MOSS PARK\* \*AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND MOST CONVENIENT LOCATION.\* Presented in immaculate condition throughout and offering prospective purchasers move-in ready accommodation. Suitable for a variety of purchasers. Two separate reception rooms, extended breakfast kitchen and useful conservatory to the rear. Three well proportioned bedrooms plus beautifully appointed family bathroom. Enclosed rear garden with an easterly aspect. Attached brick garage offering potential for conversion (Subject to any necessary consents required). Approx 1159 sq ft. Ideally positioned for well regarded local primary and secondary school options, transports links and local amenities. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Wood laminate flooring. Feature entrance door and adjacent side window. Radiator. Understairs storage off.

### Dining Room

With a double glazed bay window to the front elevation. Radiator. Wood laminate flooring. Feature recess within the chimney breast with Dimplex electric burner installed. Fitted shelving and built-in storage to alcoves.

### Rear Lounge

A coal effect gas fire set within an attractive feature fireplace and surround provides a focal point of this spacious reception room. Radiator. Wood laminate flooring. Double glazed patio doors with adjacent side windows lead into:

### Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and exit door to the garden.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl Franke drainer with mixer tap. Tiled splashbacks. Neff induction hob and built-in oven. Extractor canopy. Integrated dishwasher. Under counter integrated fridge and freezer. Integrated dryer. Plumbing for a washer. Cupboard off where the combination gas central heating boiler is located. Double glazed window to the rear and side elevations. Breakfast bar facility. Radiator.

## TO THE FIRST FLOOR

### Landing

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

### Bedroom (1)

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

### Bedroom (2)

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

### Bedroom (3)

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

### Bathroom

With a white suite comprising panelled bath, pedestal wash and basin, low-level WC and large walk-in shower enclosure. Extractor fan. Two double glazed windows to the side elevation. Tiled areas. Chrome ladder radiator.

### Outside

To the front elevation is an off road parking facility on a block paved driveway. There is an attached brick garage with an up and over door, power and light laid on and rear access to the garden. To the rear is an enclosed garden with lawn and patio areas with an easterly aspect and backing onto Moss Park.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years (less 10 days) from 27/03/1934, subject to an annual ground rent of £5.

- Conservatory added 2015
- Electrical rewire 2013
- Re-roof 2016
- Garage rebuilt 2015





Ground Floor



Floor 1



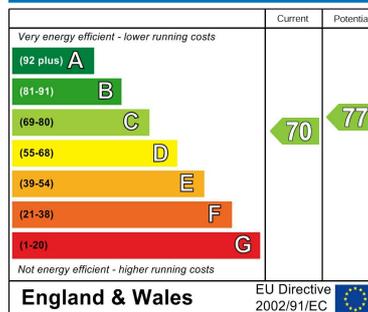
Approximate total area<sup>(1)</sup>  
1159 ft<sup>2</sup>  
107.6 m<sup>2</sup>

(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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