



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT



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Great Stone Road
Firwood, Manchester
M16 0HD

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Offers Over £535,000

A SIGNIFICANTLY EXTENDED, IMMACULATELY PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY
Benefitting from a large enclosed garden with a south westerly aspect and backing onto Longford Park. Superb open plan kitchen/dining/family room of generous proportions. Excellent family accommodation of approx 1288 sq ft. Useful downstairs WC, utility room and porch. Separate lounge with fitted plantation shutters. Beautifully appointed bathroom. Detached workshop/garden room to the rear. Situated in a popular and most convenient location within easy reach of local amenities and transport links including Metrolink station. Walking distance of Chorlton Village. Virtual Tour Available. EPC Rating: C.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of brick construction with feature entrance door with adjacent side windows.

Entrance Hall

With stairs off to the first floor rooms. Feature entrance door. LVT flooring. Period style radiator. Door off to:

Downstairs WC

With a low level WC and wash hand basin with storage below and with tiled splashback. Chrome ladder radiator. Extractor fan and spotlighting.

Lounge

With a double glazed bay window to the front elevation with fitted plantation shutters. Vertical radiator. Door off to:

Open Plan Kitchen/Dining/Family Room

A quite superb open plan kitchen/dining/family room of generous proportions. The kitchen area is well fitted with an excellent range of base and wall cupboard units and quartz working surfaces incorporating a Bosch induction hob with extractor canopy. Two Bosch built in ovens. Integrated fridge/freezer, dishwasher and wine cooler. A 'Belfast' sink is installed within an island unit. Three vertical radiators. Spotlighting. Speaker system built into ceiling. Three Velux roof windows and three meter bi-fold doors to the rear elevation ensure this room is flooded with natural light.

Utility Room

With plumbing for a washer and dryer and working surface with fitted shelving. Wall mounted 'Worcester' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a double glazed bay window to the front elevation with fitted plantation shutters. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

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

Bathroom

With a white suite comprising tile panelled bath, Vanity wash hand basin with counter top sink unit and low level WC. Separate, walk-in shower enclosure. Chrome ladder radiator. Spotlighting and extractor fan. Double glazed window to the side elevation.

Outside

Off road parking facility to the front elevation. To the rear is a large enclosed garden with lawn and patio areas backing onto Longford Park. Brick built workshop and garden room provide additional outside storage/workshop and leisure space. The rear has a south westerly aspect.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 990 years from 29/11/1928, subject to an annual ground rent of £4.



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Approximate total area¹⁾
 1288 ft²
 119.6 m²

Reduced headroom
 1 ft²
 0.1 m²

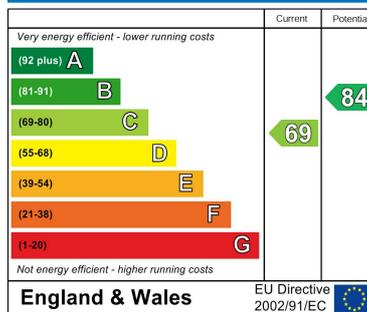
(1) Excluding balconies and terraces

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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