

Stelfox Street
Eccles
M30 7DH

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

37 Stelfox Street
Eccles
Manchester
M30 7DH



£230,000

A STUNNING MID TERRACED PROPERTY THAT HAS BEEN SIGNIFICANTLY UPGRADED BY OUR CLIENT TO NOW PROVIDE SPACIOUS ACCOMMODATION OF APPROX 956 SQ FT The property benefits from a full width rear extension along with a dormer loft conversion to provide a superb master suite with en-suite wet room/WC. Presented in excellent condition throughout with high quality fixtures and fittings utilised. Superb open plan kitchen/dining/family room plus separate lounge. Two double bedrooms and a beautifully appointed bathroom to the first floor. Delightful enclosed rear garden with recently laid artificial grass and southerly aspect.. Ideal for first time buyers, buy-to-let investors or home movers. A rare opportunity on the market. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With feature radiator, herringbone wood flooring and stairs off to the first floor rooms.

Lounge

With a double glazed window to the front elevation. Herringbone wood flooring to match the ground floor. Radiator.

Open Plan Kitchen/Living/Family Room

A superb open plan space. In the sitting/living area is a vertical radiator, understairs storage and contemporary panelled decor with wall light points. Open to the kitchen section which incorporates an excellent range of base and wall cupboard units and quartz working surfaces and splashbacks incorporating an inset sink unit with mixer tap. Neff gas hob with extractor canopy and Samsung built in oven. Integrated dishwasher and washing machine. A cupboard off houses the Vaillant combination gas central heating boiler. Quartz breakfast bar, vertical radiator and space for an American style fridge/freezer. Double glazed window and exit door to the rear.

TO THE FIRST FLOOR

Landing

With stairs off to the second floor

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

A beautifully appointed bathroom with tile panelled bath, low level WC and Vanity wash hand basin. A rainfall shower is installed over the bath with an anti splash screen fitted. Matte black ladder radiator. Contemporary tiling with LED strip lighting. Double glazed window to the rear.

TO THE SECOND FLOOR

Second Floor Landing

With spotlighting.

Bedroom (1)

With a double glazed window to the rear. Feature radiator. Spotlighting. A pocket door provides access to:

En-Suite Shower Room/Wet Room/WC

A quite stunning use of the space with ceiling inset shower with additional wall attachment, wall hung wash hand basin and low level WC. Underfloor heating and LED mirror. Spotlighting and extractor fan. Double glazed window to the rear.

Outside

To the front is an enclosed forecourt. To the rear is an enclosed garden with paved patio and artificial grass areas. Rear access gate.



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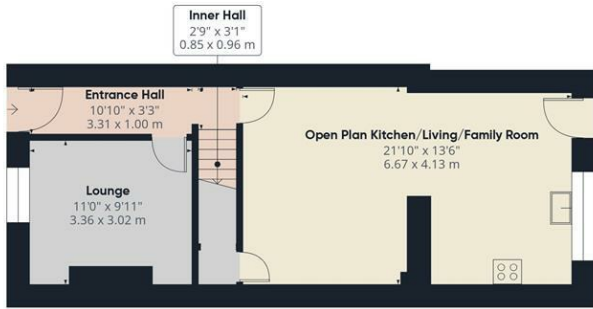
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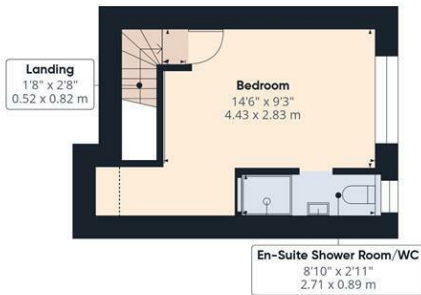
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 956 ft²
 88.9 m²

Reduced headroom
 20 ft²
 1.9 m²

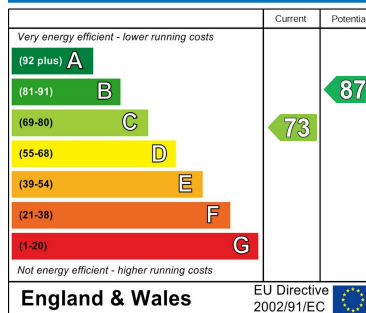
(1) Excluding balconies and terraces

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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