



PAUL BIRTLES

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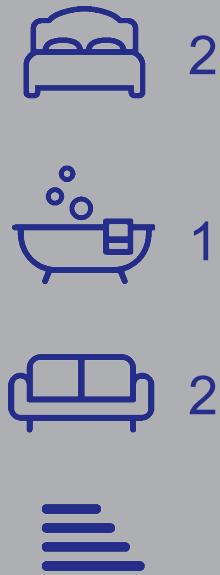
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Thorp Street  
Eccles  
M30 7DJ

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11 Thorp Street  
Eccles  
Manchester  
M30 7DJ



Offers Over £195,000

\*NO ONGOING VENDOR CHAIN\* \*A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACED PROPERTY\* Spacious accommodation of approx 860 sq ft. Ideal first time buy or buy-to-let investment. Lounge, dining room plus kitchen. Large bathroom with four piece suite. Delightful enclosed rear courtyard. Situated in a popular location within easy reach of local amenities, transport links etc. A most convenient location. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Lounge

With a feature entrance door. Double glazed bay window to front. Radiator. Laminate flooring. Electric coal effect fire set within a feature surround. Open to:

### Dining Room

With laminate flooring. Radiator. Wall light points. Door off to first floor rooms. Double glazed window to the rear.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Wall mounted 'Glow Worm' combination gas central heating boiler. Tiled flooring and splashbacks. Double glazed windows to side and rear elevations with exit door to the side. Plumbing for a washer and space for fridge/freezer. Freestanding gas cooker. Understairs storage area.

## TO THE FIRST FLOOR

### Landing

With a loft access point.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

### Bedroom (2)

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

### Bathroom

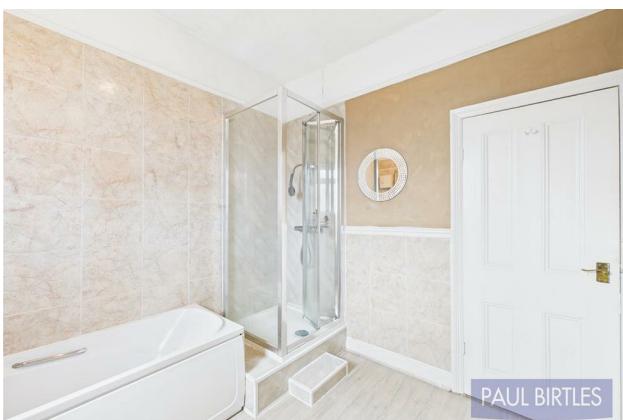
With a four piece suite comprising panelled bath, pedestal wash hand basin, low level WC and walk-in shower enclosure. Electric shower over the bath with an anti splash screen fitted. Radiator. Tiled areas. Double glazed window to the rear.

### Outside

To the front is a forecourt area. To the rear is an enclosed courtyard with decorative stone, paved area and rear access gate.

### Additional Information

The tenure of the property is FREEHOLD subject to a rentcharge of £2 per annum.





Ground Floor

Approximate total area<sup>(1)</sup>860 ft<sup>2</sup>79.9 m<sup>2</sup>

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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