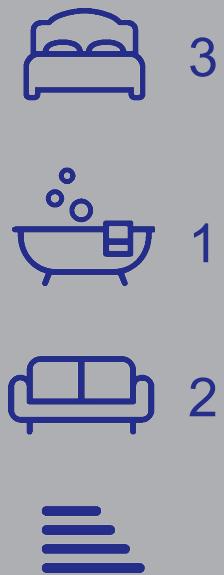




**Old Hall Road**  
Stretford  
M32 9TF

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

17 Old Hall Road  
Stretford  
Manchester  
M32 9TF



£300,000

\*NO ONGOING VENDOR CHAIN\* A much cared for three bedroom semi-detached property situated in a popular and convenient location. Offering spacious accommodation of approx 887 sq ft. Scope for buyers to personalise to their own requirements. Through lounge/dining room. Morning room and kitchen. Beautifully appointed shower room/WC. Attached storage garage. Situated in a most convenient location within easy reach of local shops, amenities including Trafford Centre and well regarded local school options. For commuters the property offers easy access to motorway network, walking distance of train station and Manchester City Centre is accessible by local Metrolink stations. Lostock Park adjacent. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator.

### Through Lounge/Dining Room

With a double glazed bay window to the front elevation. Double glazed window to the rear elevation. Two radiators. Coal effect electric fire set within a feature surround. Ceiling fan.

### Morning Room

With a double glazed window to the side elevation. Built-in storage cupboard. Understairs storage off.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer sink unit with mixer tap. Tiled splashbacks. Ultima oven and with induction hob built-in with Philips extractor canopy above. Plumbing for a washer. Space for fridge/freezer. Radiator. Double glazed windows to the rear and exit door to the side elevation.

## 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. Radiator.

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the front. Radiator. Wall mounted 'Worcester' combination gas central heating boiler.

### Shower Room/WC

With a walk in shower enclosure. Chrome ladder radiator. Low-level WC/Vanity wash hand basin combined with countertop sink unit with mixer tap. Contemporary tiling. Spotlighting. Extractor fan.

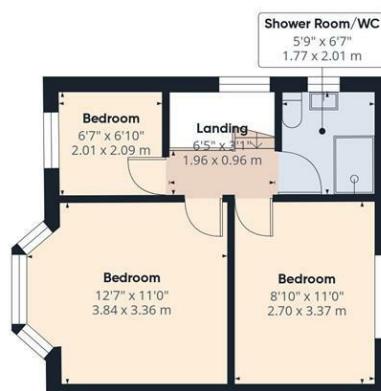
### Outside

To the front is a gated off road parking facility leading to an attached storage garage. To the rear is an enclosed garden, paved for ease of management with well stocked borders. Storage shed.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/03/1936, subject to an annual ground rent of £5.



Approximate total area<sup>(1)</sup>887 ft<sup>2</sup>82.4 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



Floor 1

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

## CONTACT

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



# PAUL BIRTLES

SALES • RENTALS • MANAGEMENT