







Derwent Road

Stretford

M32 0EB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Derwent Road
Stretford
Manchester
M32 0EB

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Offers Over £285,000

NO ONGOING VENDOR CHAIN A spacious Edwardian three double bedroom mid-terraced property. Offering spacious accommodation of approx 876 sq ft suitable for a variety of purchasers. Retaining many period features fused with modern fixtures and fittings. Entrance hall, lounge open to dining room and kitchen at ground floor level. Three well proportioned bedrooms and a well proportioned bathroom on the first floor. Delightful enclosed rear courtyard style garden with an easterly aspect. Situated in a most convenient location within easy reach of local transport links and access to Manchester City Centre, Trafford Park & Media City. Victoria Park, Stretford Mall and Stretford Marina a short stroll away. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule
With beautiful period tiling.

Entrance Hall
With a radiator and stairs off to the first floor rooms. Exposed floorboards.

Lounge
With a double glazed bay window to the front elevation with encapsulated stained glass windows top lights. Exposed floorboards. Bespoke fitted storage and shelves to alcove. Radiator. Open to:

Dining Room
With a double glazed window to the rear elevation. Radiator. Exposed floorboards. Storage cupboard off. Door off to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Plumbing for a washer. Gas hob with extractor above and built-in oven/grill. Wall mounted 'Worcester' combination gas central heating boiler. Radiator. Tiled flooring and splashbacks. Ample space for appliances. Two double glazed windows to the side elevation and exit door to the side.

TO THE FIRST FLOOR

Landing
With all first floor rooms off. Loft access point.

Bedroom (1)
With two double glazed windows to the front elevation. Radiator. Exposed floorboards.

Bedroom (2)
With a double glazed window to the rear. Exposed four boards. Radiator.

Bedroom (3)
With a double glazed window to the rear. Radiator. Laminate flooring.

Bathroom
With a white suite comprising panelled bath, low-level WC and wall hung wash hand basin. Chrome ladder radiator. Spotlighting. Extractor fan. A shower is installed over the bath with an anti-splash screen fitted. Double glazed window to the side elevation. Fully tiled.

Outside
To the front is a forecourt area whilst to the rear is a delightful enclosed courtyard style garden with porcelain paved patio and rear access gate. The rear benefits from an easterly aspect.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 07/04/1906. A ground rent is payable of £2.50.


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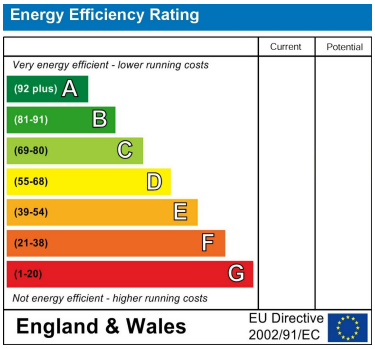

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