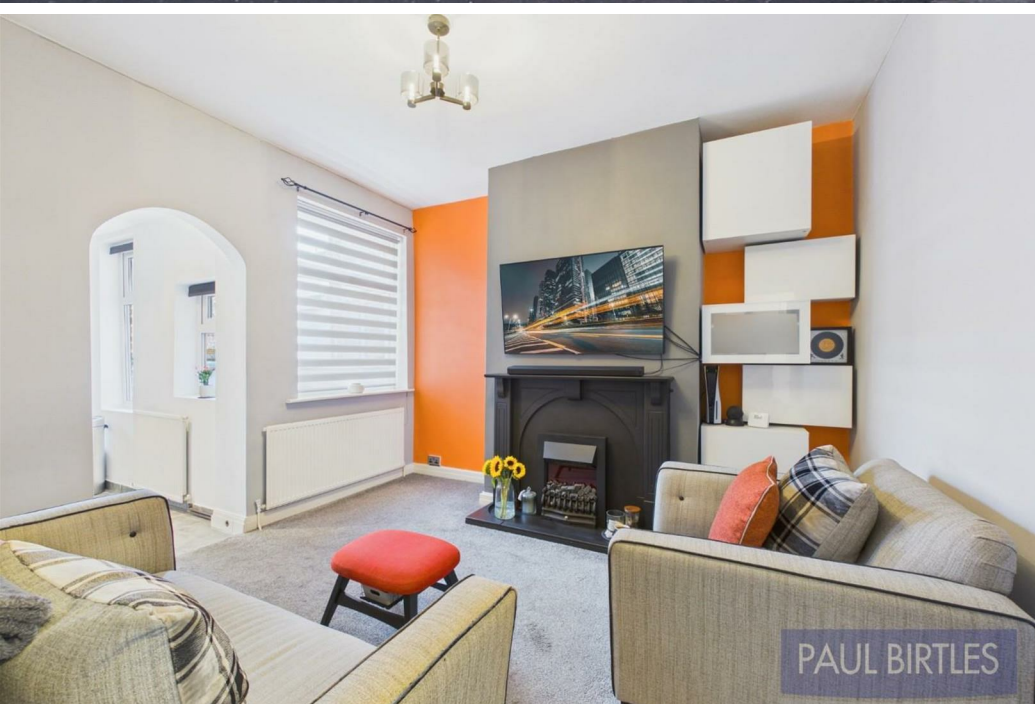




Bowness Street
Stretford
M32 0FA

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48 Bowness Street
Stretford
Manchester
M32 0FA



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Offers Over £280,000

A WELL PRESENTED TWO DOUBLE BEDROOM EDWARDIAN MID TERRRACED PROPERTY Offering spacious ready to move in accommodation of approx 793 sq feet. Ideal first time buy or home mover property. Rear lounge with feature fireplace. Bay fronted dining room. Well appointed kitchen and bathroom areas. Delightful enclosed rear courtyard with a westerly aspect. Must be viewed to be appreciated. 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

Entrance Hall

With stairs off to the first floor rooms. Radiator. Built in meter cupboard.

Dining Room

With a double glazed bay window to the front. Radiator. Built in meter cupboard.

Lounge

With a double glazed window to the rear. A most attractive coal effect gas fire is set within a feature fireplace. Radiator. Fitted storage to alcoves. Understairs storage. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob with extractor canopy. Built in oven. Plumbing for a washer. Space for fridge/freezer. Radiator. Tiled splash backs and flooring. Two double glazed windows to the side elevation. Door off to:

Rear Porch

With exit door to the rear courtyard and door off to:

Downstairs WC

With a low level WC. Radiator.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage with a drop down ladder.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Built in storage to alcoves.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. A 'Triton' electric shower is installed over the bath with an anti splash screen fitted. Radiator. Spotlighting. Two double glazed windows to two elevations. Storage/airing cupboard built in where the 'Worcester' gas central heating boiler is located.

Outside

To the front is a garden forecourt. To the rear is an enclosed courtyard with rear access gate and with a westerly aspect.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 989 years from 8/11/1906, subject to an annual ground rent of £3.80.



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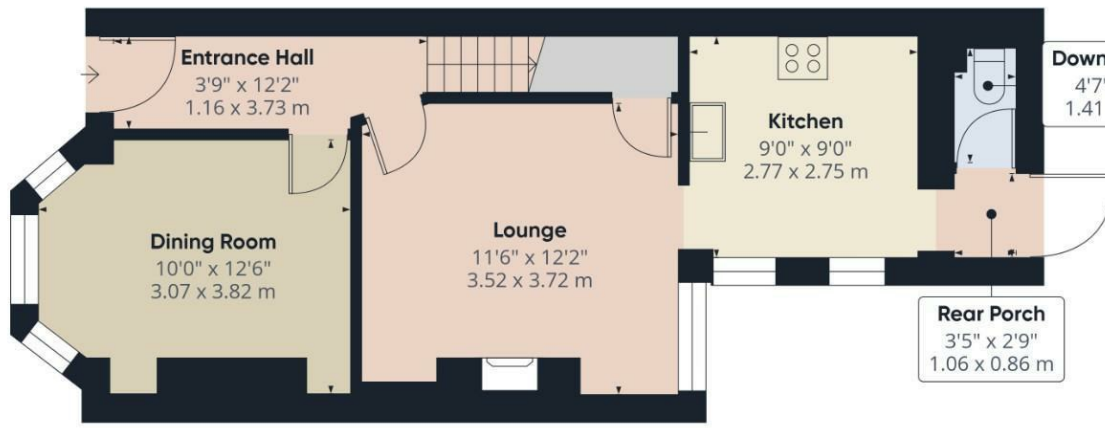
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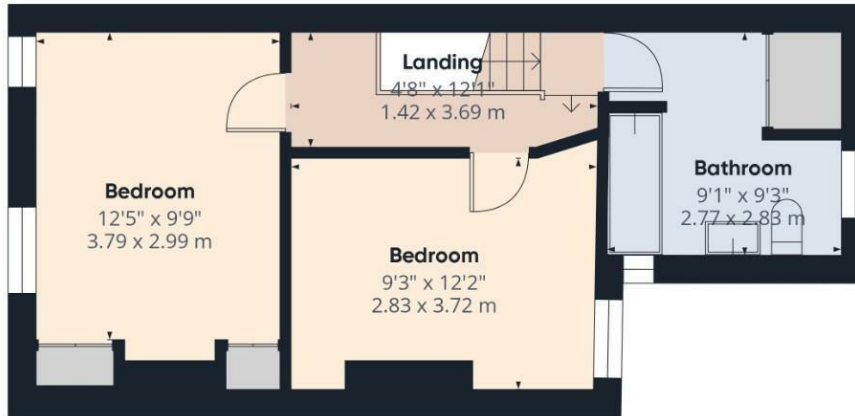
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
793 ft²
73.7 m²

(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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