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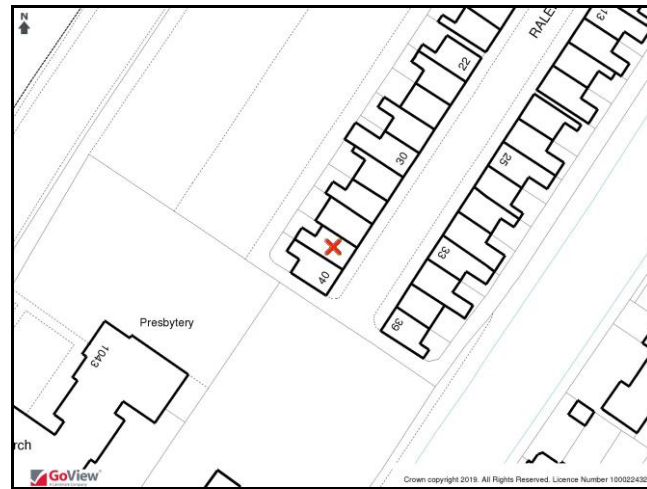
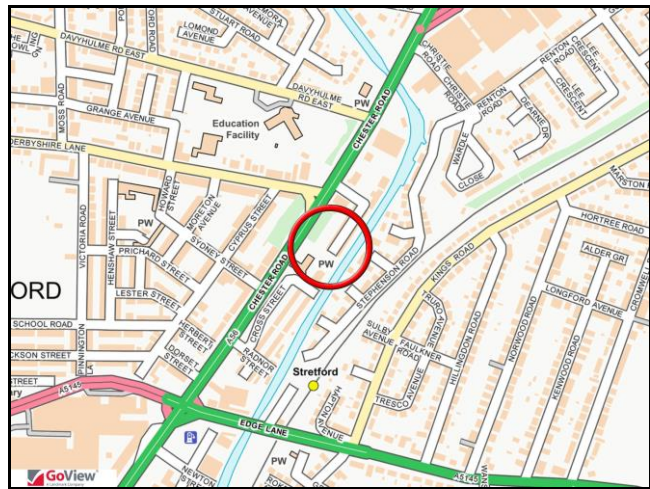


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom turn right onto Ashton Lane. At the next set of traffic lights, turn left onto Washway Road and proceed along for 1.3 miles. Eventually, use the right 2 lanes to turn slightly right to stay on the A56 - continue along for 0.7 miles. Turn right onto Bridgewater Street and then turn right again. The property will be found on the right hand side.



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To follow



INDEPENDENT ESTATE AGENTS

# 38 Raleigh Street Stretford, Manchester, M32 8LJ



**A WELL PROPORTIONED THREE BEDROOMED PERIOD TERRACE LOCATED ON THIS POPULAR CUL DE SAC WHICH IS IDEAL FOR THE SHOPS IN STRETFORD AND THE METROLINK. OPEN ASPECT TO THE REAR. SOME GENERAL UPDATING REQUIRED.**

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Enclosed walled Courtyard. NO CHAIN!

“ A very popular price range and offered For Sale with no chain! ”

**£170,000**

**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.





A well-proportioned, Three Bedroomed, Period Terrace which is ideally located on a popular cul de sac. The location is really convenient being within an easy reach of the Shops in Stretford and the Metrolink.



Although a well-kept house there is scope for a buyer to improve and modernise further.

In addition to the Accommodation there is an enclosed rear Courtyard which backs onto an Open Lawned Area.

An internal viewing will reveal:

## The accommodation

Entrance Hall having an opaque, leaded UPVC double glazed front door. Staircase rising to the First Floor. Doors open to the Lounge and Dining Room.

11'5" x 9'11" Lounge. A good-sized Reception Room having a UPVC double glazed window to the front elevation. Opening into the Dining Room.

12'4" x 12'2" Dining Room. Another good-sized Reception Room having a UPVC double glazed window to the rear elevation. Door through to the Kitchen.

16'4" x 6'7" well-proportioned Kitchen fitted with an extensive range of base and eye-level units with worktops over and inset stainless steel sink unit. Ample space for a whole range of freestanding appliances. Wall-mounted, gas central heating boiler. UPVC double glazed window to the rear elevation. Glazed panelled door opens to the side. Doors open to useful under stairs storage cupboard. First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

12'2" x 9'5" Bedroom One having a UPVC double glazed window to the front and rear elevation. Built-in wardrobe cupboards with sliding doors to one of the alcoves.

10' x 8'9" Bedroom Two having a UPVC double glazed window to the front elevation.

10' x 6'4" Bedroom three having a UPVC double glazed window to the front elevation.

The Bathroom is fitted with a suite comprising of: space-saver small bath with electric shower over, pedestal wash hand basin, low-level WC. Opaque, UPVC double glazed window to the rear elevation. Tiled walls. Inset spotlights to the ceiling. Built-in storage cupboard.



## Outside

Outside to the rear, there is a Courtyard Garden which backs directly onto an Open Lawned Area making it not overlooked.

A very popular price range and offered For Sale with no chain!

Approx Gross Floor Area = 760 Sq. Feet  
= 70.45 Sq. Metres

