

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**63 & 63A GREAT STONE ROAD
STRETFORD, MANCHESTER M32 8GR**

FOR SALE - £325,000



PART INVESTMENT OPPORTUNITY

**TWO STOREY MID TERRACED PROPERTY COMPRISING
GROUND FLOOR RETAIL UNIT WITH BASEMENT
CURRENTLY LET ON A 12 YEAR LEASE AT £13,640 P.A.
TO THE FIRST FLOOR IS A VACANT SELF CONTAINED TWO
BEDROOM FLAT WITH LIVING ROOM/KITCHEN AND BATHROOM.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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63 GREAT STONE ROAD – CURRENTLY LET ON A 12 YEAR LEASE FROM 2025 AT £13,640 P.A.

RETAIL AREA (81.5 SQ.M. / 877.7 SQ.FT.)

BASEMENT (76.8 SQ.M. / 827.9 SQ.FT.)

63A GREAT STONE ROAD – SELF CONTAINED TWO BEDROOM FLAT – VACANT

FIRST FLOOR

ENTRANCE

Currently accessed via external steel staircase at the rear of the building which leads to first floor entrance door.

LIVING ROOM / KITCHEN (4.87m x 4m)

With uPVC double glazed bay window overlooking the front of the property. Gas central heating radiator. Laminate flooring. Ceiling light. Perimeter power points.

Sink unit set into run of marble effect worktop with range of wood effect fronted base and draw units below and matching wall units above. Electric oven and hob with extractor above. Part tiled walls.

HALLWAY WITH UTILITY AREA

Worktop with spaces for washer and dryer below. Laminate flooring. Ceiling light. Power points.

BEDROOM 1 (4.47m x 2.98m)

With uPVC double glazed window overlooking the rear of the property. Velux roof light. Gas central heating radiator. Laminate flooring. Ceiling light. Perimeter power points

BEDROOM 2 (3.51m x 2.11m)

With uPVC double glazed window overlooking the side of the property. Gas central heating radiator. Laminate flooring. Ceiling light. Perimeter power points

BATHROOM (2.42m x 2.11m)

Comprising white 3-piece suit. Part tiled walls. Central heating radiator. Ceiling light. Vinyl flooring.

SECOND FLOOR

LOFT STORAGE ROOM (4.88m x 2.79m)

OUTSIDE TO THE REAR

To the rear of the property there is an enclosed yard accessed via a right of way to the rear of the property. The gate provides access to an area for bin storage and an external staircase leading to the first and second floors.

RATEABLE VALUE – £10,750 FROM 1st APRIL 2026

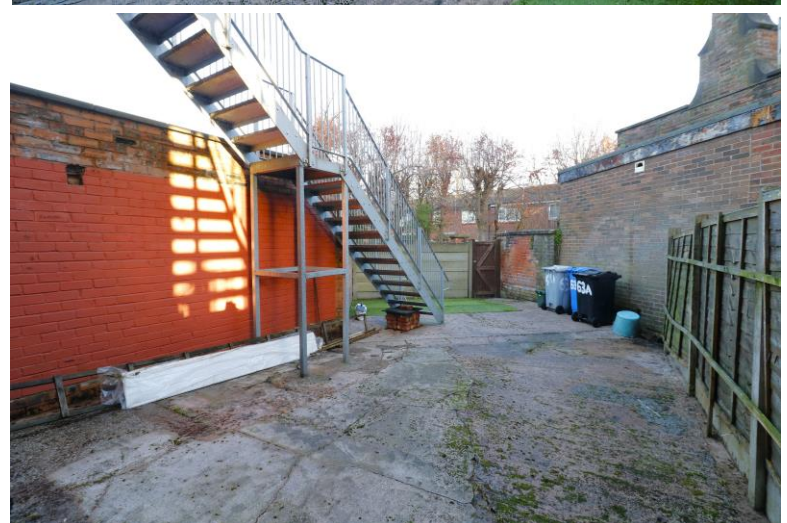
COUNCIL TAX – TRAFFORD COUNCIL BAND A

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATES

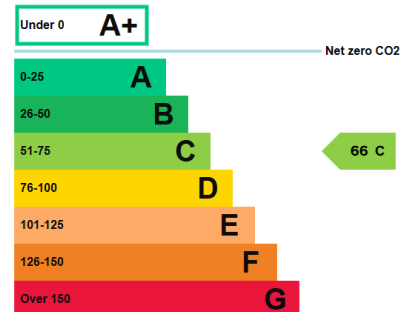
The full EPC's can be made available to interested parties.





Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

CERTIFICATE NO: 3166-6561-6480-4608-2963

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Certificate Number: 0040-2038-1017-2507-3431

The floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements are approximate only. Openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement or contract. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspections.