



Lock Lane
Partington
M31 4PP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

62 Lock Lane
Partington
Manchester
M31 4PP



£215,000

NO ONGOING VENDOR CHAIN A two bedroom semi-detached bungalow. Occupying a popular and convenient location within easy reach of local amenities, shops etc. Offering great potential to those buyers looking to put their own stamp on a property. Double glazed windows and exterior doors. Mature gardens to the front and rear. Off road parking facilities plus garage. Freehold. Built 1962. Approx 761 ft sq ft. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Area

With double glazed windows to two elevations and a double-glazed, feature entrance door. Useful cloaks/storage cupboard off where the services metres are located. Access to:

Lounge

With double-glazed window to the front and a fitted gas fire set within a feature fireplace.

Inner Hallway

With a loft access point.

Bedroom (1)

With a double glazed window. Range of fitted wardrobes/storage space.

Bedroom (2)

With a double glazed window to the side.

Bathroom/WC

With a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled decor, electric radiator and a shower is installed over the bath. Double glazed window to the side.

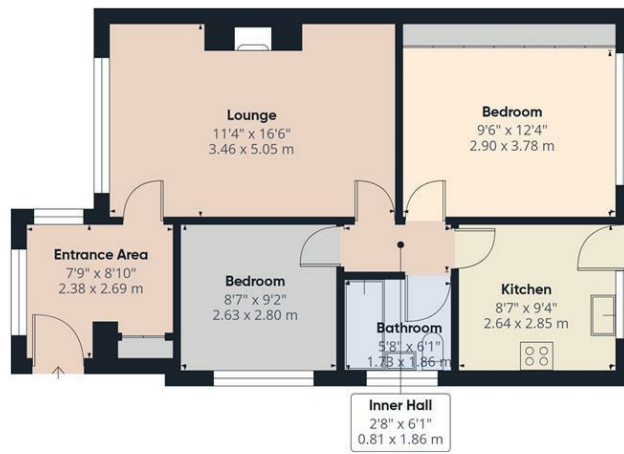
Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces with an electric point for a cooker. Double glazed window and exit door to the rear, plumbing is provided for a washing machine and there are tiled areas.

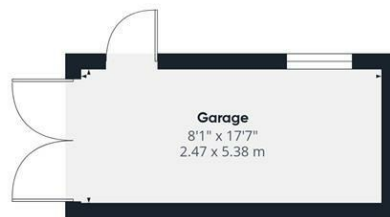
Outside

To the front of the property, the bungalow is set well back from the road by the garden area. A block paved driveway provides an off-road parking facility and gives access to a garage that's ideal for storage. To the rear is a good-sized garden with patio sections.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
761 ft²
70.7 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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