



Walnut Road  
Partington  
M31 4JU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

13 Walnut Road  
Partington  
Manchester  
M31 4JU



£189,950

\*NO ONGOING VENDOR CHAIN\* A two double bedroom end of terrace. Occupying a good sized plot with extensive off road parking facilities. Excellent standard of presentation. Lounge/dining room plus fitted kitchen. Gas central heating system - combination boiler. (Installed 2021). Two well proportioned bedrooms plus bathroom. Enclosed rear garden. Suitable for a variety of purchasers. Within easy reach of local amenities, shops and transport links. Must be viewed to be appreciated. Freehold. Approx 711 sq ft.

## TO THE GROUND FLOOR

### Porch

Built on at the front of the property of part brick construction.  
To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Understairs storage off.

### Lounge/Dining Room

With a double glazed window to the front elevation and double glazed patio doors leading out to the rear garden. Radiator. Wood laminate flooring. Decorative panelling.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Plumbing for a dishwasher. Space for fridge/freezer. Built in oven and gas hob with an extractor canopy above. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Exit door to the rear and double glazed window to the side elevation. Laminate flooring.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the front and side elevations with two radiators.

### Bathroom

With a suite comprising panelled bath, vanity wash hand basin and low level WC. Walk-in shower enclosure with 'Triton' electric shower. Tiled areas. Double glazed window to the front elevation. White ladder radiator.

### Bedroom (1)

With a double glazed window to the rear elevation. Radiator. Ceiling fan. Range of fitted wardrobes.

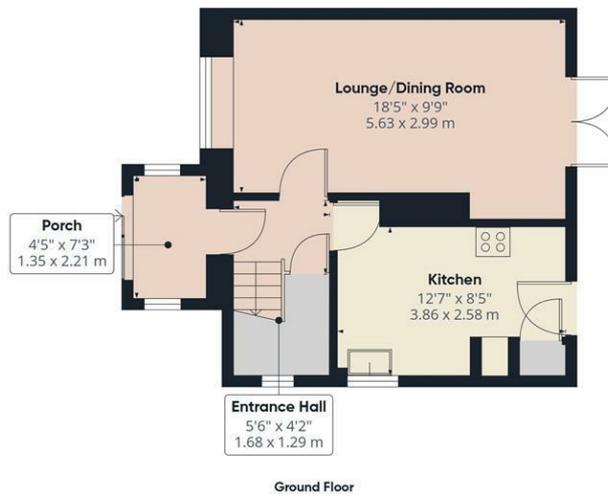
### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Outside

To the front of the property are extensive off road parking facilities on a brick block paved driveway. To the rear is an enclosed garden, brick block paved for ease of management.





Approximate total area<sup>(1)</sup>  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

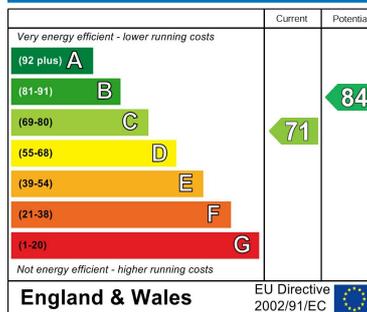
Reduced headroom  
..... Below 5 ft/1.5 m

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**



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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