



Thirlmere Road
Partington
M31 4PR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

45 Thirlmere Road
Partington
Manchester
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Entrance Hall

With a radiator. Meter/storage cupboard off.

Lounge/Dining Room

With a double glazed picture window to the front elevation. Wall light points. Radiator. A coal effect gas fire is set within a feature fireplace and surround.

Inner Hallway

With a loft access point.

Bedroom (1)

With a double glazed window to the rear elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the side elevation. Radiator.

Shower Room/WC

With a corner shower enclosure, pedestal wash hand basin and low level WC. Tiled areas. Double glazed window to the side elevation. Radiator. Extractor fan.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Plumbing for a washer. Space for cooker with extractor above. Radiator. Double glazed window and exit door to the rear elevation. Tiled areas.

Outside

To the front elevation is an off road parking facility. An integral garage with an electronically operated up and over door provides great potential for conversion (subject to any necessary consents required). The Baxi combination gas central heating boiler is located within the garage. (Installed 2025 and with HIVE system installed).

To the rear is an large enclosed rear garden with lawned and patio areas. Westerly rear aspect.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 07/02/1964. Unregistered title.

The ground rent payable is £12 per annum.

£270,000

LARGE REAR GARDEN A spacious three bedroom semi-detached bungalow situated in a popular and sought after location. Suitable for a variety of purchasers and offering prospective purchasers opportunity personalise a property to their own specifications. Potential to extend (subject to any necessary consents required). Integral garage offering scope to convert (subject to any necessary consents required). Approx 837 sq ft. Through lounge/dining room. Shower room/WC. Three well proportioned bedrooms. Within easy reach of Partington Shopping Centre. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.





Approximate total area⁽¹⁾
837 ft²
77.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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