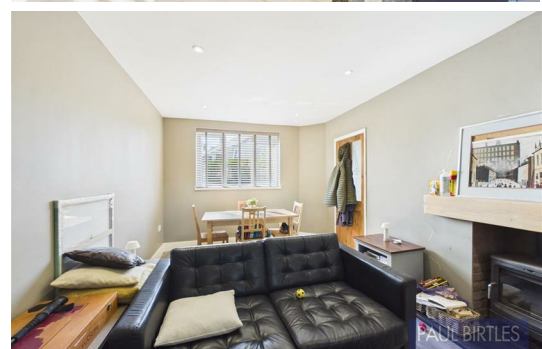




Verbena Close
Partington
M31 4EX

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

6 Verbena Close
Partington
Manchester
M31 4EX



2



1



2



D

£195,000

LARGE REAR GARDEN A two bedroom end terraced property. Well presented accommodation. Through lounge/dining room plus conservatory. Two double bedrooms plus access to loft room. Approx 960 sq ft. Well appointed shower room/WC. Situated in a popular and convenient location within easy reach of the facilities available within Partington centre. Freehold. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With laminate flooring. Radiator. Stairs off to the first floor rooms. Under stairs storage area.

Through lounge/Dining Room

With double glazed window to the front elevation. Laminate flooring. Radiator with a decorative cover. A wood burner is inset with a feature recess within the chimney breast with wooden mantle. Double glazed sliding doors lead into:

Conservatory

Built on at the rear of the property with double glazed units around and tiled flooring. Double glazed doors lead out the rear garden.

Kitchen

With a range of base and wall cupboard units and working services incorporating a one and a half bowl sink unit with mixer tap. Electric hob and built in oven. Radiator. Spot lighting. Cupboard off where the Glowworm combination gas central heating boiler is located. Laminate flooring. Space for appliances and plumbing for a washer. Double glazed window to the side elevation and exit door the rear garden.

TO THE FIRST FLOOR

Landing

The double glazed windows the front elevation a staircase leads off to the loft room.

Bedroom (1)

With a double glazed window to the rear elevation. Radiator. Range of built-in wardrobes.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Shower Room/WC

With a suite comprising walk-in shower enclosure, low-level WC and vanity wash and basin with storage base below. Chrome ladder radiator. Contemporary tiling. Spot lighting. Double glazed windows to the front elevation.

STAIRS OFF FROM FIRST FLOOR LANDING TO:

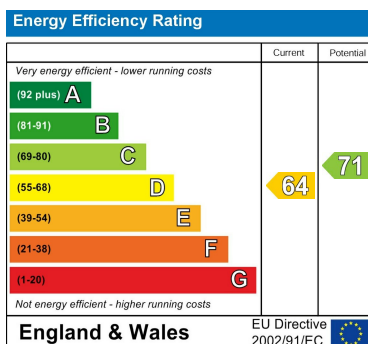
Loft Room

Providing additional storage space and offering potential for further upgrade/conversion (subject to any necessary consent required. Double glazed window to the front elevation.

Outside

To the front is an enclosed garden with pedestrian gate. To the rear is a large enclosed garden with paved patio timber decking and lawn areas.





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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

