



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

Moss View Road
Partington
M31 4DX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

17 Moss View Road
Partington
Manchester
M31 4DX



3



2



2



£215,000

NO ONGOING VENDOR CHAIN A three bedroom mid terraced property benefitting from a full width ground floor rear extension to provide a wet room and extended kitchen/diner. Well presented spacious accommodation of approx 1009 sq ft. Separate lounge and storage room. Three well proportioned bedrooms. Well appointed bathroom. Enclosed rear garden. Excellent off road parking to the front. Situated in a most convenient location within easy reach of Partington centre, transport links and adjacent to Heath Farm development. Freehold. Recently re-roofed. Solar panels. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring.

Lounge

With a double glazed picture window to the front elevation. Radiator. Wall light point. Electric fire with a feature surround.

Open Plan Kitchen/Diner

With a range of base and wall cupboard units and Oak working surfaces incorporating a single drainer stainless steel sink unit. Integrated washing machine. Electric hob and built-in oven extractor above. Bi-fold doors to the rear elevation. Velux roof window. Two radiators. Tiled splash backs.

Storage Room/Ground floor/ cloak room

With laminate flooring. Understairs storage off. Spotlighting. Space for storage or could be utilised for a variety of uses. Solar panel inverter. Open to:

Wet Room

With shower area, low-level WC and wall hung wash hand basin. Velux roof window. Double glazed window to the rear. Dimplex heater.

TO THE FIRST FLOOR

Landing

With a loft access point. Spotlighting. Large storage cupboard off. Exposed floorboards.

Bedroom (1)

With a double glazed window to the front elevation.. Radiator. Range of fitted wardrobes with sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of wardrobes with mirror fronted sliding door. Wall mounted central heating boiler is located here. Exposed floorboards.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Exposed floorboards.

Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Contemporary tiling and chrome radiator. Double glazed window to the rear.

Outside

To the front of the property is an off road parking facility on a block paved driveway. To the rear is an enclosed garden with decking, paved patio and rear access gate.

Additional Information

The property has recently been re-roofed. To complete this the solar panels were removed from the property but are included in the sale.



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



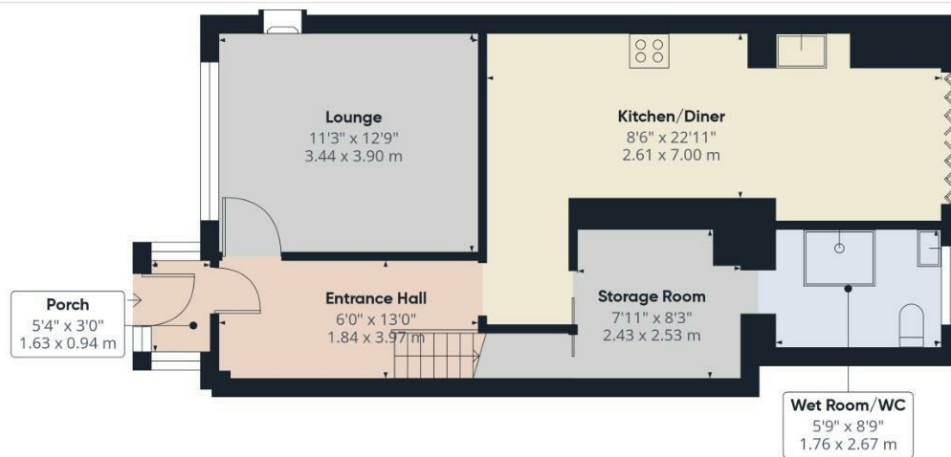
PAUL BIRTLES



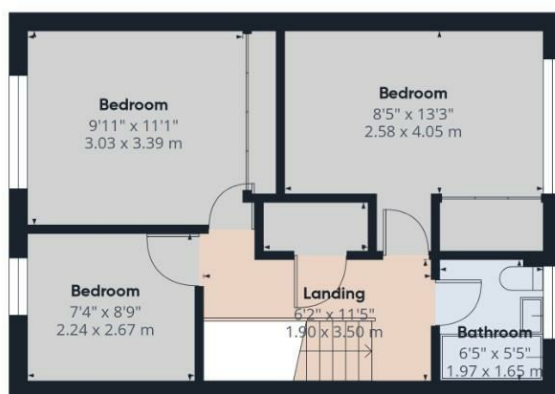
PAUL BIRTLES



PAUL BIRTLES



Ground Floor



Floor 1

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾

1009 ft²

93.7 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.

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



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT