



3 Birch Road, Partington, Manchester, M31 4HH

£200,000



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SOLD WITHIN 24 HOURS OF THE FOR SALE BOARD BEING ERECTED A lovely semi-detached property which has been well maintained over the years and occupying a larger than average plot. Driveway and front garden. Porch, hall through lounge with feature fireplace and patio doors and through Kitchen/Diner with access to the rear garden. Landing, three great sized bedrooms with fitted cupboards, newly fitted shower room and separate wc.

## Description



Council Tax Band: A

## Floor Plans

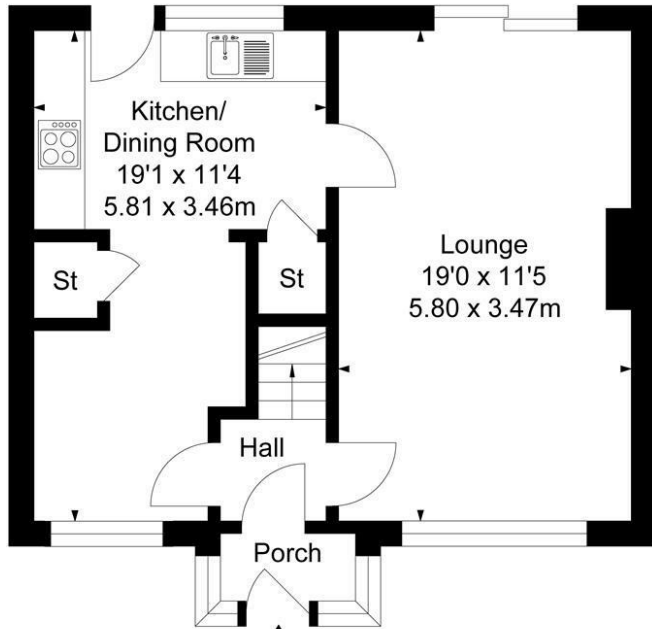
### Birch Road, Partington

Approximate Gross Internal Area :-

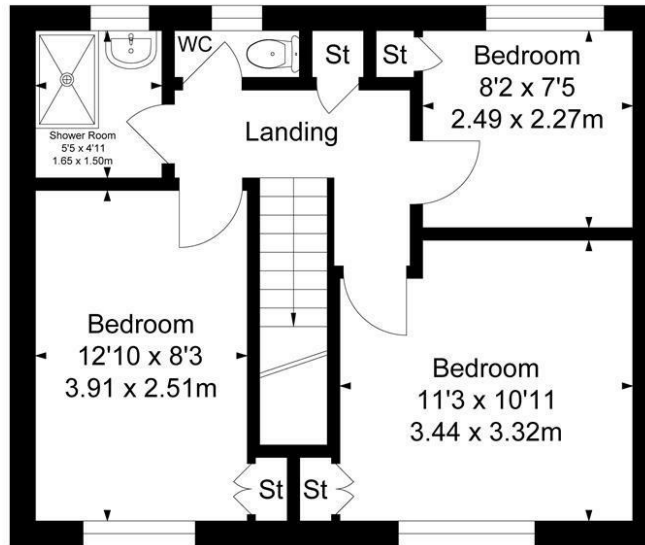
Ground Floor :- 42.58 sq m / 458 sq ft

First Floor :- 41.06 sq m / 442 sq ft

Total :- 83.64 sq m / 900 sq ft



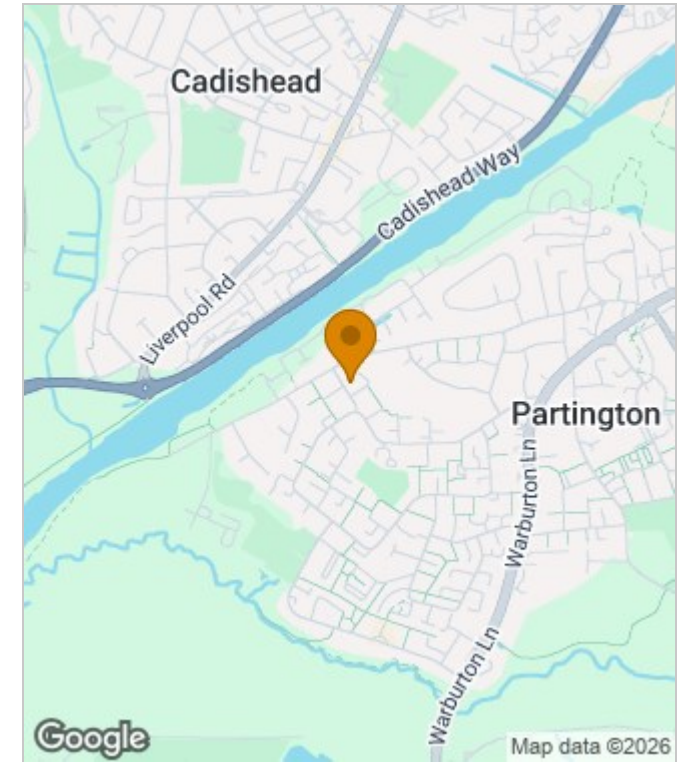
**Ground Floor**



**First Floor**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.