







Thirlmere Road

Partington

M31 4PR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Thirlmere Road
Partington
Manchester
M31 4PR

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£260,000

A REFURBISHED SEMI-DETACHED BUNGALOW SITUATED IN A POPULAR AND CONVENIENT LOCATION Presented in immaculate order throughout and offering a prospective purchaser move-in ready accommodation. Excellent sized reception room. Spacious main bedroom with fitted wardrobes with bespoke decorative panelling. Conservatory built on at the rear. Beautifully appointed kitchen and bathroom areas. Offering spacious accommodation of approx 967 sq ft to include a large detached brick garage. Enclosed rear garden with a southerly aspect. Within easy reach of Partington Shopping Centre, transport links and motorway network. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall
With a radiator and storage/cloaks cupboard off. Laminate flooring. Cottage door off to:

Lounge
With a double glazed picture window to the front elevation. Laminate flooring. Radiator. Cottage door.

Inner Hallway
With doors off to:

Bedroom (1)
With fitted wardrobes with bespoke detailing. Double glazed window to the rear. Radiator with a decorative cover.

Bedroom (2)
With a double glazed window to the side elevation. Radiator.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating an inset single drainer sink unit with mixer tap. Electric hob with extractor canopy and built-in oven. Laminate flooring. Radiator. Exit door to the conservatory and double glazed window to the rear. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Integrated fridge.

Conservatory
Built on at the rear of the property of part brick construction with double glazed windows all round and patio doors leading out the rear garden. Laminate flooring. Wall light points.

Shower Room/WC
With a corner shower enclosure, Vanity wash hand basin and low-level WC. Shower wall panels. Ladder radiator. Extractor fan. Double glazed window to the side elevation.

Outside
To the front is a gated off road parking facility with lawned garden area.

To the rear is an enclosed garden with lawn, decorative gravel areas and concrete rear patio area. Detached brick garage providing excellent outside storage facilities with power and light laid on.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 19/01/1963, subject to an annual ground rent of £10.


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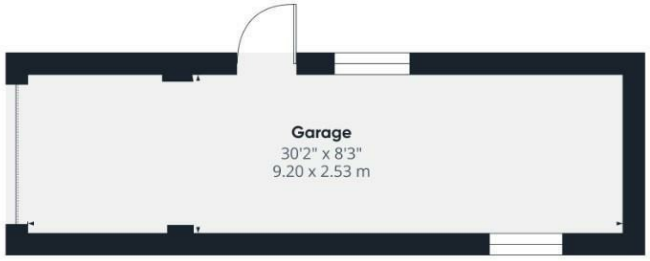

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Approximate total area(1)
967 ft²
90 m²

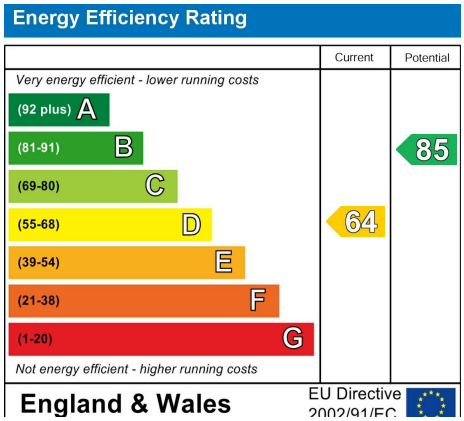


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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