



Thistle Square  
Partington  
M31 4JL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

3 Thistle Square  
Partington  
Manchester  
M31 4JL



£195,000

\*A TWO BEDROOM / TWO BATHROOM MID TERRACED PROPERTY\* Originally configured as three bedrooms and could be easily re-instated if preferred. Excellent standard of presentation. Spacious through lounge. Fitted furniture to both bedrooms. En-suite bathroom to bedroom one. Delightful enclosed rear garden. Within easy reach of local amenities, shops etc. Parking area to the front. Must be viewed to be appreciated. Virtual Tour Available. Freehold. 888 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With a double glazed entrance door and adjacent side windows. Stairs off to the first floor rooms. Radiator.

### Through Lounge

With a double glazed window to the front and double glazed wooden window to the rear elevation. Two radiators. Door off to:

### Kitchen/Diner

A spacious kitchen/diner with a one and a half bowl drainer sink unit and an excellent range of base and wall cupboard units and working surfaces incorporating an electric oven and hob. Plumbing for a washer. Pantry/storage cupboard off. Radiator. Tiled areas.

### Porch

Providing an additional entrance door to the front with storage off.

### Rear Porch

With an exit door to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point. The loft space is boarded for storage. Further storage cupboard off where the combination gas central heating boiler is located.

### Bedroom (1)

With a double glazed window to the front elevation. Excellent range of fitted wardrobes, dressing table etc. Spotlighting. Radiator. Open to:

### En-Suite Bathroom

With a double glazed window to the rear. A four piece bathroom with corner panelled bath, walk-in shower enclosure, low level WC and inset sink unit with storage space below. Radiator. Tiled areas. Spotlighting. This room was originally bedroom three and could be easily be re-instated to a bedroom if preferred.



### **Bedroom (2)**

With a double glazed window to the front. Radiator. Excellent range of fitted wardrobes, dressing table etc.

### **Shower Room**

With a walk-in shower enclosure with Triton electric shower. Pedestal wash hand basin with storage space below. Tiled areas. Double glazed window to the rear.



### **Separate WC**

With a low level WC and window to the rear. Fully tiled.

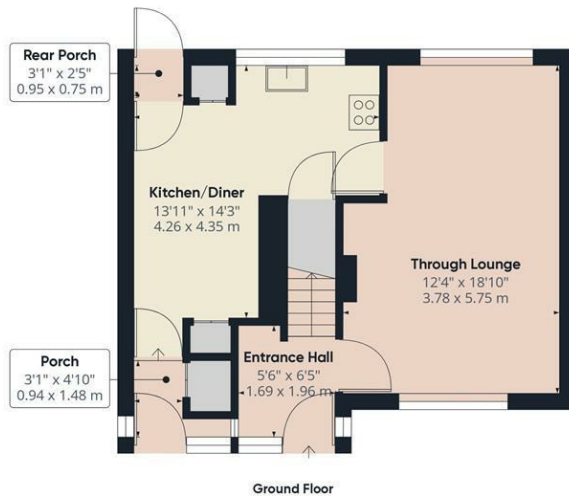
### **Outside**

To the front is an enclosed garden with lawned areas. To the rear is a delightful enclosed garden with patio and lawned sections.

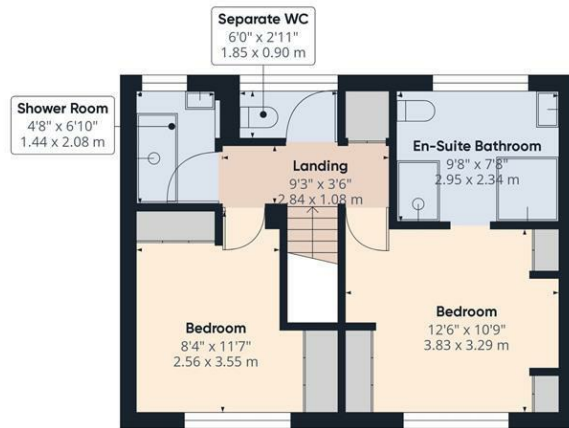
### **Additional Information**

The tenure of the property is FREEHOLD.





Ground Floor



Floor 1

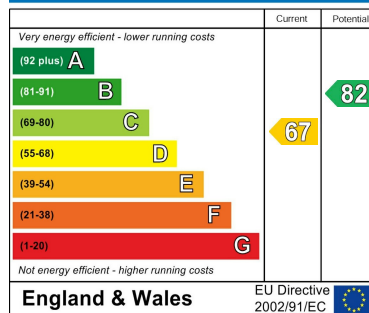
Approximate total area<sup>(1)</sup>  
887.98 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Energy Efficiency Rating**



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

