



River Lane
Partington
M31 4DB

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

27 River Lane
Partington
Manchester
M31 4DB



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£370,000

* A SIGNIFICANTLY EXTENDED POST-WAR BUILT SEMI-DETACHED PROPERTY WITH FOUR GENEROUS BEDROOMS, A SPACIOUS LANDING AND TWO WELL APPOINTED BATHROOMS* Extensive ground floor accommodation with hall, lounge, dining room, conservatory, breakfast kitchen and utility room. Freehold and offering excellent family accommodation. Gas central heating system and double glazing. Well presented and much improved. Occupying a popular and convenient location that's within easy reach of local shops, schools and public transport. Driveway for off road parking, integral garage and pleasant, good sized gardens to the front, side and rear. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and side panels. Radiator, laminate flooring and stairs leading off to the first floor rooms with storage space below.

Lounge

With a feature fireplace. Double glazed bay window to the front, laminate flooring and a radiator.

Dining Room

With a radiator and laminate flooring. Wide opening through to:

Conservatory

With double glazed double doors to the gardens. Built on at the rear of the property of part brick construction with double glazed units all round. Laminate flooring.

Breakfast Kitchen

With a single drainer sink unit and a superb range of base and wall cupboard units and working surfaces with a Range style cooker in situ. A matching cupboard houses the combination gas central heating boiler. Double glazed window to the rear, radiator and breakfast bar facility. Tiled areas. Understairs storage off. Access through to:

Utility Room

With a single drainer stainless steel sink unit, cupboard space and working surface. Radiator, double glazed window to the side and tiled areas. Plumbing for a washer and space for fridge/freezer. Door to outside.

TO THE FIRST FLOOR

Landing

A spacious landing area with ample space for use as a 'Home Office'. Radiator and double glazed window to the front. Loft access point.

Bedroom (1)

With a radiator and a double glazed bay window to the front.



Bedroom (2)

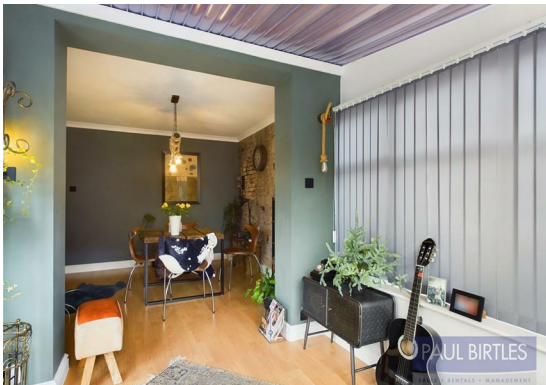
With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the side.

Bedroom (4)

With a radiator and a double glazed window to the front. Laminate flooring.



Shower Room/WC

With a walk-in shower, wash hand basin with storage space below and a low level WC. Tiled decor, double glazed window to the side and a chrome ladder radiator.

Family Bathroom

With a white suite comprising panelled bath and wash hand basin with storage below. Over the bath shower with an anti splash screen fitted. Tiled decor, chrome ladder radiator and a double glazed window to the rear. Spotlighting.



Separate WC

With a low level WC. Tiled decor.

Outside

To the front of the house is a lawned garden and a driveway that provides an off road parking facility and also gives access to an INTEGRAL GARAGE with power, light and an up and over door. To the side is a generously proportioned, lawned garden area, whilst to the rear, the garden is laid out as a very pleasant patio area with space for outside dining etc.

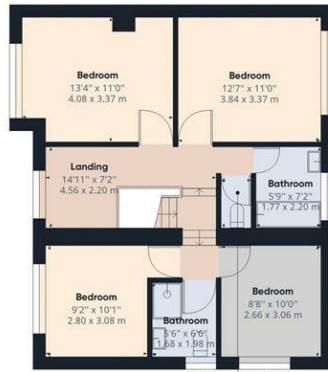


Additional Information

The tenure of the property is FREEHOLD.



Ground Floor



Floor 1

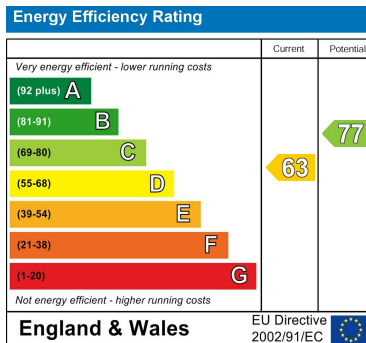
Approximate total area⁽¹⁾

1466.68 ft²
136.26 m²

(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.

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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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