



PAUL BIRTLES
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The Willows
Manchester
M31 4EJ

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4 The Willows
Partington
Manchester
M31 4EJ



£225,000

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOM SEMI-DETACHED BUNGALOW Gas central heating system-combination boiler. Double glazed windows and exterior doors. Pleasant gardens to the front and rear. Driveway for off road parking. Occupying a popular and highly regarded cul-de-sac location within easy reach of shops, schools, public transport etc. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall

With two storage cupboards off. Access to the kitchen and lounge.

Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Radiator, tiled areas and double glazed windows to two elevations. Wall mounted gas central heating boiler. Space for fridge/freezer. Plumbing for a washer.

Lounge

With a radiator and a double glazed window to the front. A coal effect fire is set within a feature fireplace. Attractive fitted storage/display unit.

Inner Hall

With loft access point. Radiator.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled decor to complement the suite. Double glazed window to the side. Over the bath shower with a rail and curtain fitted. Radiator.

Bedroom (1)

With a radiator and double glazed window to the rear. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator. Range of fitted storage units and fitted single bed. Double glazed door with an adjacent double glazed window to the rear.

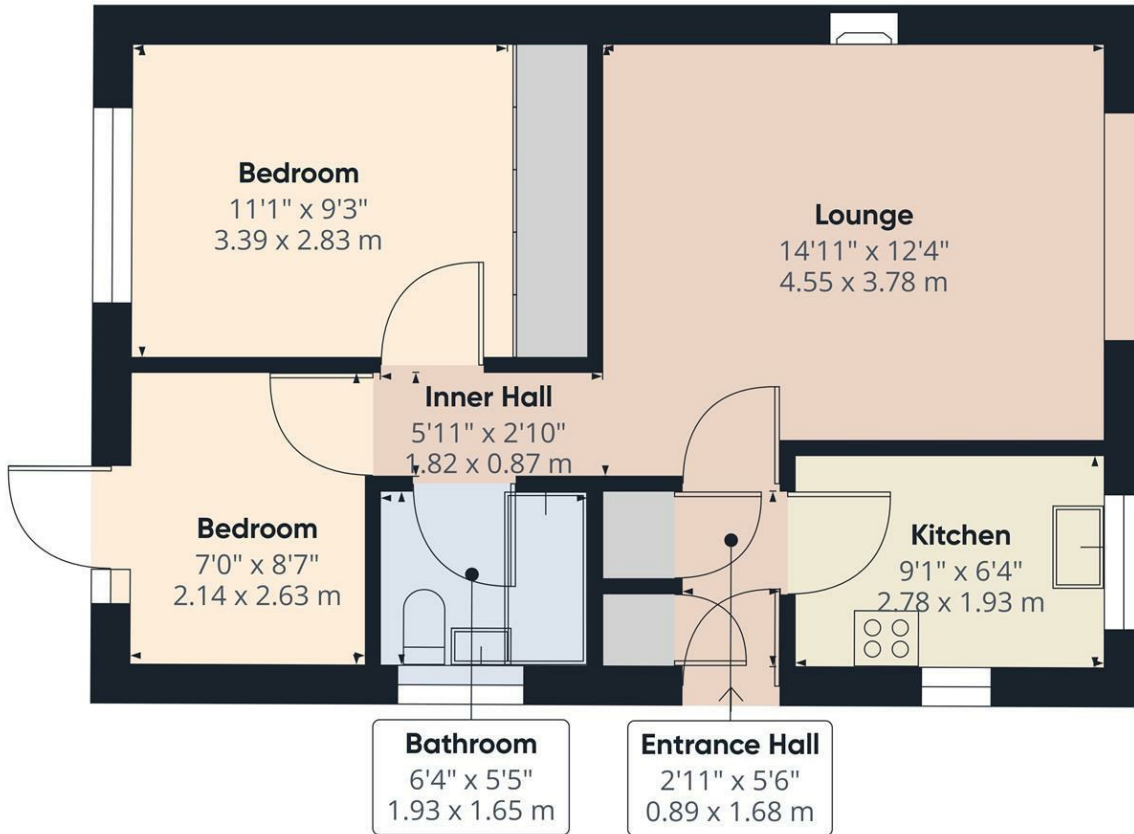
Outside

The property has gardens to the front and rear along with a driveway for off road parking.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 22/09/1989, subject to an annual ground rent of £25.



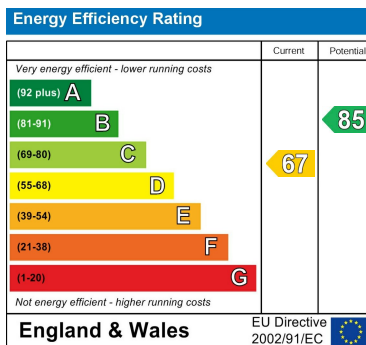


Approximate total area[®]
520.11 ft²
48.32 m²

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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