



Dane Avenue  
Partington  
M31 4GB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

16 Dane Avenue  
Partington  
Manchester  
M31 4GB



£235,000

\*NO ONGOING VENDOR CHAIN\* A spacious three bedroom semi-detached property. Well presented accommodation. Situated in a popular and sought after location within Partington. Cul-de-sac location. Through living room. Off road parking to the front. Integral garage. Enclosed rear garden. Must be viewed to be appreciated. Leasehold. Circa 885 sq ft. EPC Rating: D.

## TO THE GROUND FLOOR

### Entrance Porch

With a double glazed door and window

### Through Living Room

With a double glazed window to the front and rear elevation. Two radiators. Laminate flooring. Feature fireplace (for decorative purposes only).

### Kitchen

With a range of fitted wall and base units incorporating a sink unit, electric oven, hob, fridge freezer. Space for washing machine and dishwasher. Double glazed window to the rear and access door. Worcester gas central heating boiler.

## TO THE FIRST FLOOR

### Landing

With storage cupboard.

### Bedroom (1)

With a double glazed window. Radiator. Laminate flooring.

### Bedroom (2)

With a double glazed window. Radiator. Laminate flooring.

### Bedroom (3)

With a double glazed window. Radiator. Laminate flooring

### Shower Room

With a shower cubicle and shower unit, wash hand basin, Double glazed window.

### Separate toilet

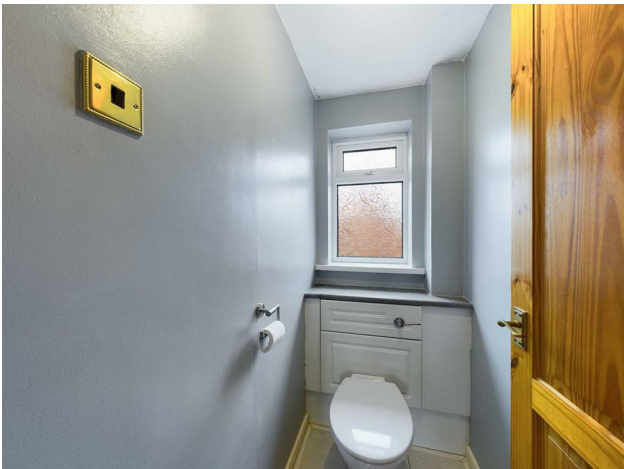
With a low level WC. Double glazed window.

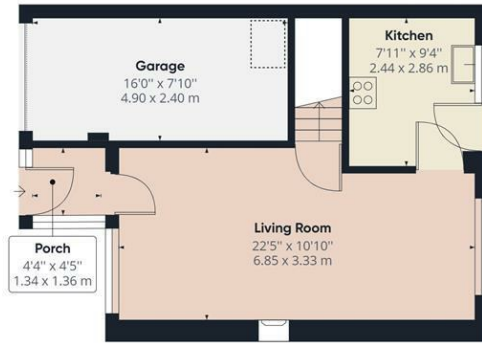
### Outside

To the front of the property there is a block paved driveway for off the road parking for two cars and an integral garage with up and over doors. To the rear elevation there is an enclosed mainly paved garden with a large storage shed.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 11/02/1972, subject to an annual ground rent of £18.50.





Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
885.16 ft<sup>2</sup>  
82.23 m<sup>2</sup>

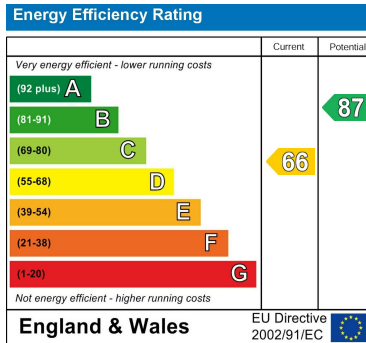


Floor 1 Building 1

(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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