



Wood Lane
Partington
M31 4HZ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

300 Wood Lane
Partington
Manchester
M31 4HZ



£250,000

*A WELL PRESENTED AND SUBSTANTIALLY EXTENDED FOUR DOUBLE BEDROOM END GARDEN TERRACED PROPERTY*Offering excellent family accommodation. Gas central heating system and double glazing. Large lounge, sitting room, dining room, kitchen and useful ground floor WC. Enclosed garden areas to the front, side and rear with off-road parking potential. Conveniently situated for local amenities. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction with a radiator and double glazed windows. Quarry tiled flooring. Feature double glazed entrance door. Access to:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms. Useful cloaks/storage cupboard off. Double glazed window to the front.

Through Lounge

With a double glazed window to the front, two radiators and a double glazed sliding patio door to the garden. Period style decorative feature fireplace. Laminate flooring.

Dining Room

With an island unit offering dining and storage facilities. Radiator. Opening to:

Kitchen

With a sink with mixer tap and a good range of base and wall cupboard units and working services with a range style cooker in situ. Tiled areas, double glazed window to the side and space for appliances.

Rear Porch

With a radiator and a double glazed exit door to outside. Double glazed window. Access to:

Downstairs WC

With a low level WC, wash hand basin and double glazed window to the rear. Radiator.

Sitting Room

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

TO THE GROUND FLOOR

Landing

With two double glazed windows to the front and a radiator.

Bedroom (1)

With a radiator and a double glazed window to the rear. Ceiling fan/light unit. Built-in wardrobe/storage space.

Bedroom (2)

With a radiator and double glazed window to the rear. Ceiling fan/light unit, laminate flooring and fitted wardrobe/storage space. Loft access point.

Bedroom (3)

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

Bedroom (4)

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

Bathroom

With a freestanding bath with clawed feet, pedestal wash hand basin and low level WC. There's a separate walk in shower compartment, a double glazed window to the front and tiled/panelled areas. Extractor fan.

Outside

The property has enclosed garden areas to the front, side and rear. There's off road parking potential.



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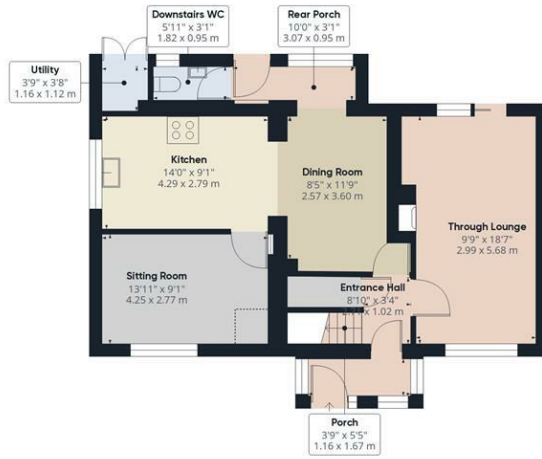
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Approximate total area⁽¹⁾

1275.72 ft²

118.52 m²

Reduced headroom

86.43 ft²

0.75 m²

(1) Excluding balconies and terraces

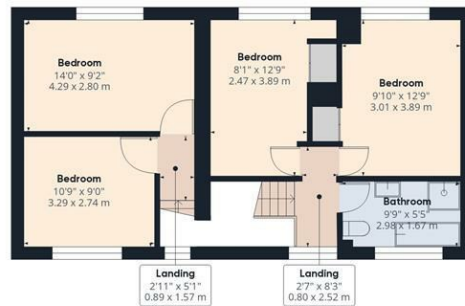
Reduced headroom

..... Below 5 ft/1.5 m

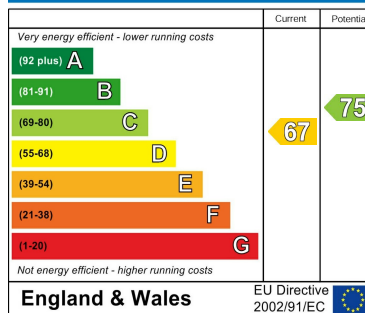
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

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