



Peregrine Close
Partington
M31 4RW

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

17 Peregrine Close
Partington
M31 4RW



£310,000

SITUATED ON THE HEATH FARM DEVELOPMENT, CONSTRUCTED BY LINDEN HOMES, IN 2022

Freehold and occupying a popular location at the bottom of Broadway off Manchester Road. A corner positioned three bed/two bath detached property with gardens and off-road parking facilities for two cars. Useful downstairs WC. Fitted kitchen with integrated appliances. Spacious lounge/dining room. Ensuite facilities to the master bedroom. Well appointed family bathroom with shower. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Electric charging point provided. No ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With wood effect flooring and stairs leading off to the first floor rooms. Useful cloaks/storage cupboard off and access to :

Downstairs WC

With a low level WC and pedestal wash hand basin. Radiator and extractor fan.

Lounge/ Dining Room

12'11" x 18'8"

With two radiators and wood effect flooring. Double glazed window to the rear and double glazed double doors to outside.

Kitchen

10'9" x 9'8"

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the front , integrated fridge and freezer, washing machine and dishwasher.

TO THE FIRST FLOOR

Landing

With a radiator, a loft access point and a double glazed window to the side.

Bedroom (1)

10'0" x 11'3"

With a radiator and a double glazed window to the front. Access to:

Ensuite shower room/WC

With a walk-in shower , pedestal wash hand basin and low-level WC. Extractor fan, double glazed window and tiled decor. Radiator.

Bedroom (2)

10'6" x 8'6"

With a radiator and double glazed window to the rear.

Bedroom (3)

6'7" x 9'11"

With a radiator and double glazed window to the rear.

Family bathroom

With a three piece white suite comprising panelled bath, pedestal wash handbasin and low level WC. Double glazed window to the side, tiled decor and a radiator. A shower is installed over the bath and an anti-splash screen is fitted.

Outside

To the front of the property is an open lawned garden whilst, to the rear, is an enclosed, walled garden with an access gate that leads to a block paved driveway for two cars. An electric charging point is situated adjacent to the driveway.



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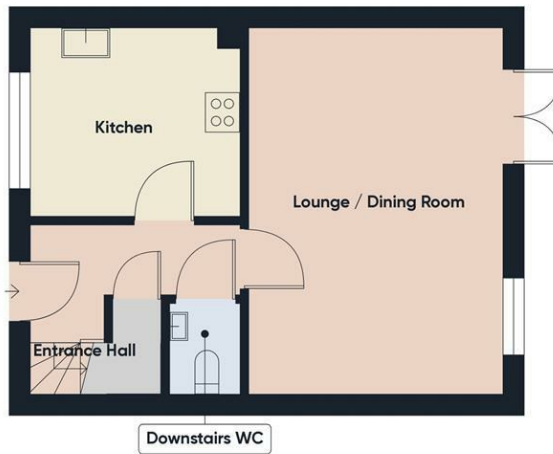
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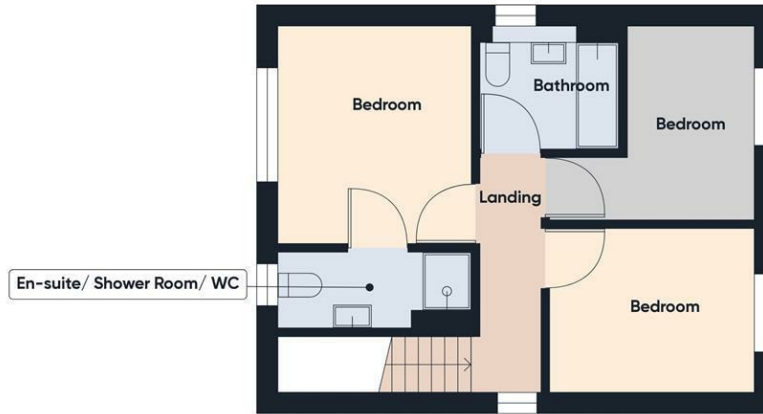
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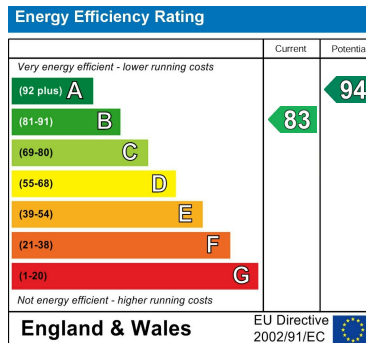
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Ground Floor



Floor 1



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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