



Meadow Walk
Manchester
M31 4PB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Meadow Walk
Partington
Manchester
M31 4PB



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£185,000

NO ONGOING VENDOR CHAIN A mid town-house property, built in the early 1960s, with two double bedrooms. Lounge and kitchen/dining room. Well appointed shower room/WC. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Garage in an adjacent block. Leasehold for the residue of 800 years from 01/11/1962. Must be viewed to be appreciated. Approx 666 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Porch

With a UPVC double glazed entrance door and side panels. Services meters are located here. Door to:

Lounge

With a radiator and a double glazed window to the front. A coal effect fire is set within a feature fireplace. Stairs lead off to the first floor rooms.

Kitchen/Dining Room

With a single drainer sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces. Gas point for a cooker and plumbing is provided for an automatic washing machine. Wall mounted 'Worcester' combination gas central heating boiler. Radiator, double glazed window to the rear and double glazed double doors to the garden. Wood effect flooring to the dining area and there's a space for a fridge/freezer.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front. Useful built-in wardrobe/storage space.

Bedroom (2)

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

Shower Room/WC

With a shower area with a fitted 'Triton' shower, pedestal wash hand basin and low-level WC. Tiled decor, double glazed window to the rear and a useful linen cupboard.

Outside

The property benefits from mainly lawned gardens to the front and rear. A garage is situated in an adjacent colony with an up and over door fitted.



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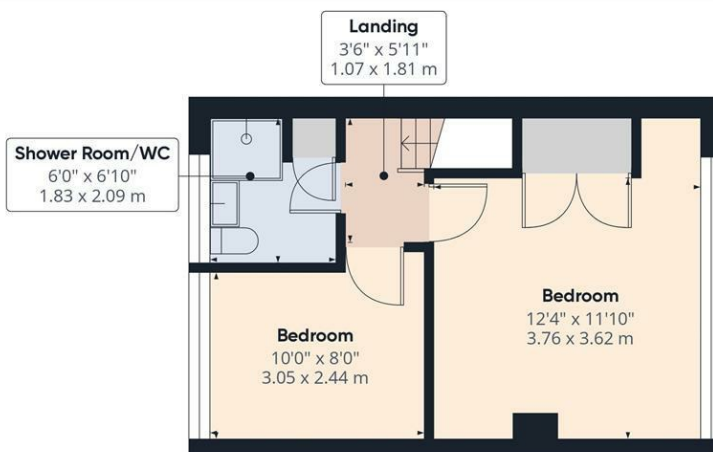
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
666.18 ft²
61.89 m²

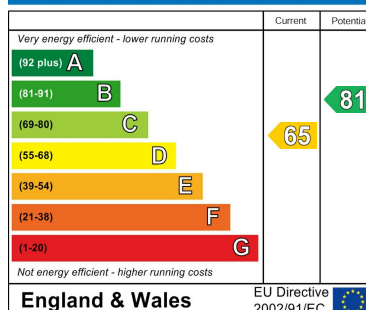
(1) Excluding balconies and terraces

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

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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