



Moss Lane
Partington
M31 4FA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

96 Moss Lane
Partington
Manchester
M31 4FA



Offers Over £200,000

A SPACIOUS THREE BEDROOM MID TERRACED PROPERTY Good sized through lounge. Kitchen/dining room with integrated appliances. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Off-road parking to the front. Enclosed garden to the rear. Freehold. Conveniently situated for local amenities. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available. Approx 788 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a UPVC double glazed entrance door and side panel. Wood effect flooring and stairs leading off to the first-floor rooms.

Through Lounge/Dining Room

With a radiator and double-glazed windows to both the front and rear elevations. Wood effect flooring. A coal effect fire is inset within the chimney breast.

Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer and plumbing provided for a washer. Double glazed window to the front and double-glazed double doors to the rear to the garden. Radiator in the dining section.

TO THE FIRST FLOOR

Landing

With a loft access point with a drop-down ladder providing access for storage. A cupboard off houses the combination gas central heating boiler.

Bedroom (1)

With a radiator, double glazed window to the front and a range a fitted wardrobe/storage space with sliding doors.

Bedroom (2)

With a radiator and a double-glazed window to the front. A good size double bedroom that is currently configured as two separate rooms but would easily reconvert.

Bedroom (3)

With a radiator and a double-glazed window to the rear. Built-in wardrobe/storage cupboard off.

Bathroom

With white suite comprising panelled bath and pedestal wash hand basin. Tiled decor, double glazed window to the rear and an extractor fan is fitted. The bath has a thermostatic mixer valve tap which runs a shower from the recently installed combination gas central heating boiler (March 2025). Triton electric shower is also installed as a backup shower.

Separate WC

With a low level WC. Tiled areas and a double glazed window.

Outside

To the front of the property there are off-road parking facilities on a block paved hardstanding that's fully enclosed by post and panel fencing and wrought iron gates. To the rear is an enclosed garden area that incorporates a large patio section and has a timber shed for storage.

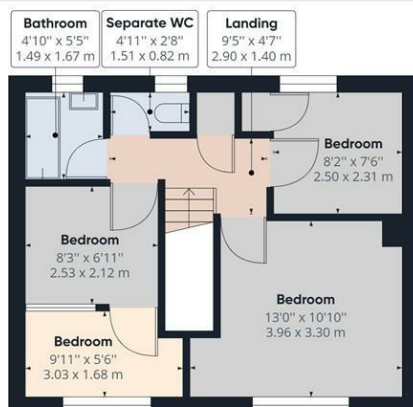


PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

814.71 ft²
75.69 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT