



Ash Road
Partington
M31 4HJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Ash Road
Partington
M31 4HJ



£195,000

A SPACIOUS THREE BEDROOM MID-GARDEN TERRACED PROPERTY

Through lounge/dining room.

Kitchen/utility room. Shower room and separate WC. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Garden areas to the front and rear. Freehold. No ongoing vendor chain. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a double glazed entrance door and side panel. Stairs lead off to the first floor rooms.

Through Lounge

With a radiator and a double glazed bay window to the front. A double glazed sliding patio door leads to the rear patio and garden beyond

Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces. Radiator, double glazed window to the rear and double glazed exit door to outside. Tiled areas and space for appliances. Access to :

Utility Area

With a radiator and the storage cupboard off. Through to :

Entrance Porch

With a double glazed entrance door and side panel.

TO THE FIRST FLOOR

Landing

With a cupboard off where the combination gas central heating boiler is located.

Bedroom (1)

With a radiator, a double glazed window to the front and a range of wardrobe/storage space.

Bedroom (2)

with a radiator, a double glazed window to the front and a range of wardrobe/storage space.

Bedroom (3)

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

Shower Room

With a walk-in shower compartment with a fitted "Triton" shower, a double glazed window to the rear and a radiator. Tiled areas.

Seperate WC

With a low-level WC, tiled areas and a double glazed window to the rear.

Outside

To the front of the property is an enclosed forecourt with a block paved area and stocked flowerbeds. To the rear is a good sized, enclosed garden that's well established and incorporates a paved patio section.



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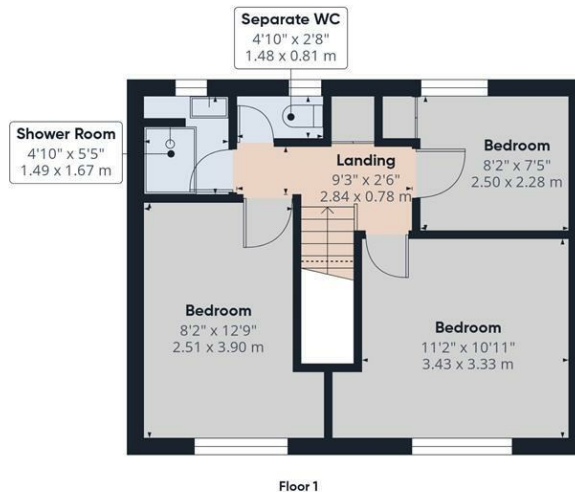
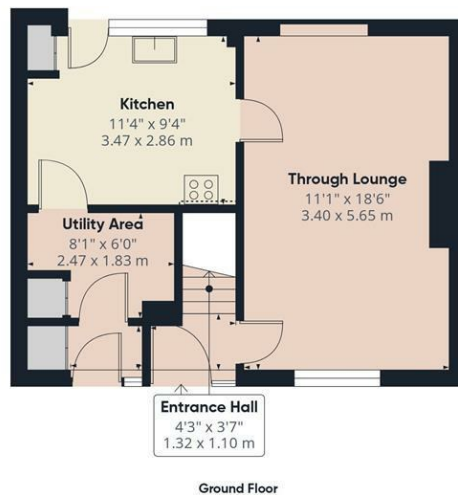
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Approximate total area⁽¹⁾

793 ft²
73.9 m²

Reduced headroom

1 ft²
0.1 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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