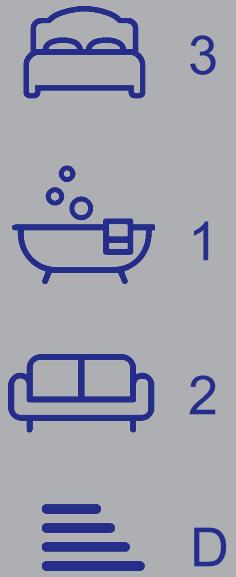




**The Willows**  
Partington  
M31 4EJ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**19 The Willows**  
**Partington**  
**Manchester**  
**M31 4EJ**



**£300,000**

\*NO ONGOING VENDOR CHAIN\* A three bedroom detached property occupying a good sized plot on a peaceful and well regarded cul-de-sac location. Constructed circa 1989. Within easy reach of local shops, schools, public transport etc. Scope for buyers to personalise to their own requirements. Offering spacious family accommodation of approx 999 sq ft. To the ground floor is a spacious lounge, dining area, conservatory, kitchen and useful downstairs WC. Three well proportioned bedrooms to the first floor plus family bathroom. Excellent off road parking facilities plus good sized enclosed rear garden. Attached garage with scope for conversion subject to any necessary consents required. Must be viewed to be appreciated. Virtual Tour Available.

## **TO THE GROUND FLOOR**

### **Entrance Hall**

With door off to:

### **Downstairs WC**

With a low-level WC and wash hand basin with storage below. Radiator. Extractor fan. Double glazed window to the front.

### **Lounge**

With a double glazed bay window to the front elevation. Stairs lead off to the first floor rooms. Radiator. Coal effect gas fire with feature surround provides a focal point of this room. Open to:

### **Dining Area**

With a radiator and double glazed patio door leads into:

### **Conservatory**

Built on the rear of the property of part brick construction with double glazed units all round and exit door to the rear patio and garden beyond. Laminate flooring. Ceiling fan.

## **TO THE FIRST FLOOR**

### **Landing**

With a loft access point. Double glazed window to the side. Airing/storage cupboard off.

### **Bedroom (1)**

With a double glazed window to the front. Radiator. Range of fitted wardrobes with mirror fronted sliding doors. Ceiling fan.

### **Bedroom (2)**

With a double glazed window to the rear. Radiator.

### **Bedroom (3)**

With a double glazed window to the front. Radiator.

### **Bathroom**

With a three-piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Radiator. Double glazed window to the rear. A shower is installed over the bath with an anti splash screen fitted. Tiled areas.

### **Outside**

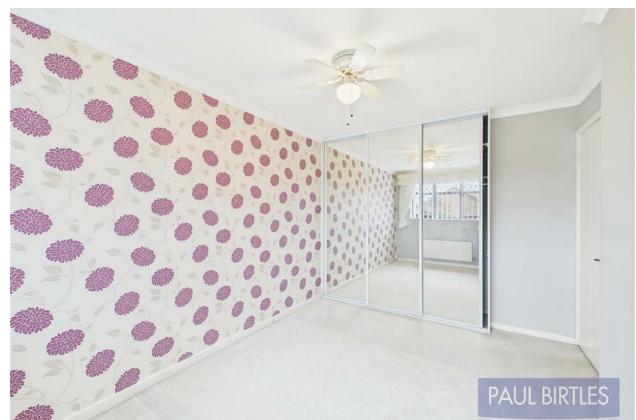
To the front are off-road parking facilities. To the rear is a good sized enclosed garden with lawned and patio areas.

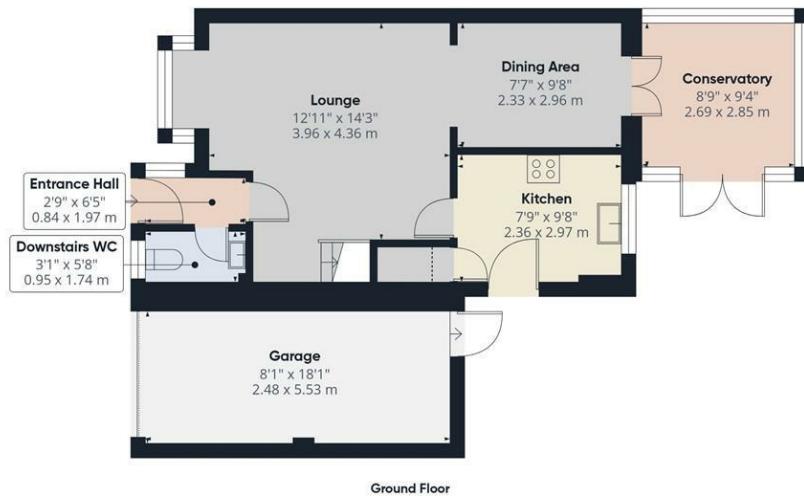
### **Garage**

With an electric roller door. Power and light laid on. Offering scope for conversion, subject to any necessary consents required.

### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1989. A ground rent is payable of £25 per annum.





Approximate total area<sup>(1)</sup>  
999 ft<sup>2</sup>  
92.8 m<sup>2</sup>



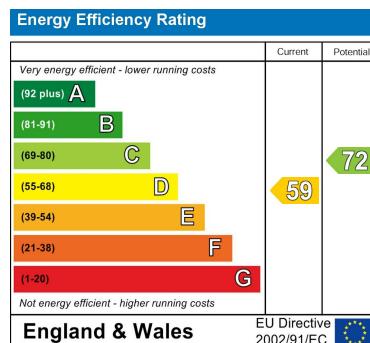
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT