



Wood Lane  
Partington  
M31 4HS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



187 Wood Lane  
Partington  
Trafford  
M31 4HS



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**\*NO ONGOING VENDOR CHAIN\*** A well presented three double bedroom end terraced property. Through lounge plus kitchen/diner. Offering excellent family accommodation of approx 793 sq ft. Gas central heating system and double glazing. Enclosed garden areas to the front, side and rear with off-road parking potential. Conveniently situated for local amenities. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms.

### Through Lounge

With double glazed windows to each end of the room, radiator and vinyl flooring. Feature fireplace.

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer with mixer tap. Tiled splashbacks. Plumbing for a washer. Radiator. Vinyl flooring. Understairs storage. Tiled splashbacks. Double glazed windows to the front and rear elevations with double glazed exit door to the rear leading out to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Storage/airing cupboard off where the Worcester gas central heating boiler is located.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator.

### Bedroom (2)

With a double glazed window to the front elevation. Radiator.

### Bedroom (3)

With a double glazed window to the rear. Radiator. Built in storage cupboard.

### Separate WC

With a low level WC. Tiled areas. Double glazed window to the rear elevation.

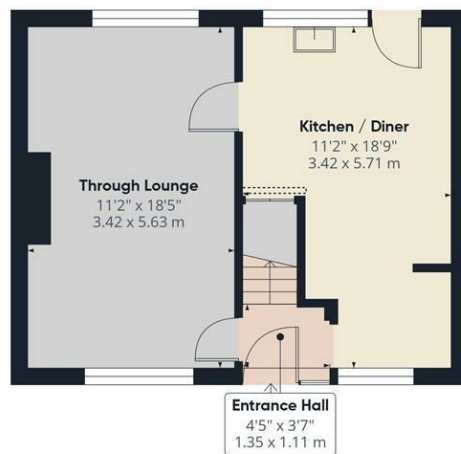
### Bathroom

With a panelled bath and pedestal wash hand basin. A shower is installed over the bath with a rail and curtain fitted. Double glazed window to the rear. Radiator. Tiled areas.

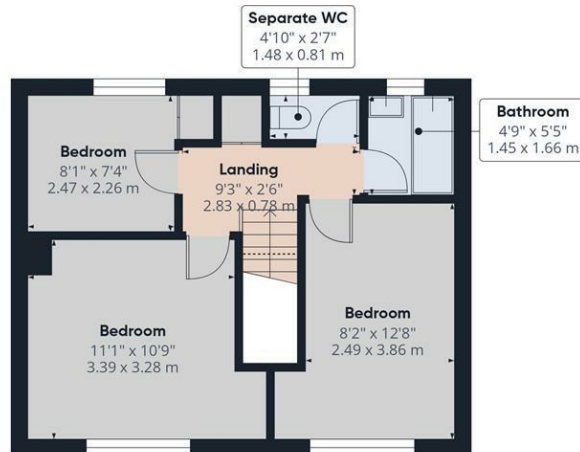
### Outside

Enclosed garden to the front with off road parking potential. To the rear is a good sized enclosed garden.





Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>

793 ft<sup>2</sup>  
73.8 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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