

TRADING PLACES ●

Offers over £125,000
Davies Road, Partington, M31



 **3**
Bedrooms

 **1**
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022





*****CASH BUYERS ONLY***THREE BED MID TERRACE PROEPTY WITH NO VENDOR CHAIN *** IN NEED OF COMPLETE MODERNISATION*** CLOSE TO PARTINGTON TOWN CENTRES WITH ITS ARRAY OF SHOPS, SUPERMARKETS & GENERAL LOCAL AMENITIES *** EASY ACCESS TO M60 MOTORWAY NETWORKS & BEYOND *** EARLY & INTERNAL VIEWING HIGHLY RECOMMENDED *****

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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