



## 24 Erskine Road Partington Manchester M31 4FX

### £185,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale this much loved three bedroom mid town house. In brief the accommodation comprises welcoming hallway, lounge, 'eat in' kitchen, shaped landing, the three well proportioned bedrooms, shower room & separate WC. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is an ornate garden with pathway leading to the front door whilst to the rear there is a generous paved pathway with lawned garden beyond which is fenced for privacy. A great first time buy or investment. To book your viewing call the team at HOME.

- No vendor chain
- 'Eat in' kitchen
- Gas central heated
- 'Move in' condition
- Three bedroom mid town house
- Shower room & separate WC
- Gardens front & rear
- Lounge
- uPVC double glazed
- Great first time buy or investment

**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

### Hallway

uPVC double glazed door to the front and uPVC double glazed window to the front. Built in storage cupboard. Stairs to the first floor.

### Lounge 18'4" x 10'11" (5.60m x 3.33m )

uPVC double glazed windows to the front and the rear. Coved ceiling and radiator. Wooden effect floor, marble back and hearth housing a living flame gas fire.

### 'Eat in' kitchen 16'2" x 11'4" (4.94m x 3.47m )

uPVC double glazed windows to the front and the rear. uPVC double glazed door leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with splash tiling. Space for appliances. Built in storage cupboards.

### Shaped landing

Closed balustrade, loft access and built in cupboard housing the gas central heating boiler.

### Bedroom one 10'6" x 10'11" (3.22m x 3.34m )

uPVC double glazed window to the front, wooden effect floor and radiator.

### Bedroom two 12'7" x 7'11" (3.85m x 2.43m )

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space.

### Bedroom three 8'0" x 7'5" (2.44m x 2.27m )

uPVC double glazed window to the rear and radiator. Built in storage cupboard.

### Shower room

A two piece suite comprises wash hand basin and shower cubicle. uPVC double glazed window to the rear and radiator.

### Separate WC

A low level WC. uPVC double glazed window to the rear.

### Tenure

The property is freehold.

### Council tax

The property is council tax C.

### Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



LOCAL EXPERTS THAT GET YOU MOVING

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

## Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 sq. feet)

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			
<b>England &amp; Wales</b>		62	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553