



40 Cross Lane West Partington Manchester M31 4EU

£230,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this recently decorated three bedroom semi detached family residence. Benefits from new carpets & being sold with no vendor chain, therefore making an early completion date possible. In brief the accommodation comprises welcoming hallway, lounge, dining room fitted kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is uPVC double glazed & warmed by gas central heating. Externally to the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. The driveway continues to the side and leads to the rear. To the rear there is an ornate garden with paved patio areas, all of which is fenced for privacy. To book your viewing call the team at HOME.

- Three bedroom semi detached
- Fitted kitchen
- UPVC double glazed
- Ample off road parking
- Lounge
- Three piece bathroom suite
- New carpets
- Dining room
- Gas central heated
- Gardens front rear

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Hallway

UPVC double glazed door to the front and UPVC double glazed windows either side. Radiator and stairs leading to the first floor. Under stairs storage cupboard.

Lounge 12'4" x 9'1" (3.76m x 2.77m)

UPVC double glazed window to the front, wooden effect floor, coved ceiling and two radiators. Open through to the dining room.

Dining room 9'6" x 9'1" (2.90m x 2.77m)

UPVC double glazed window to the front and radiator.

Kitchen 9'6" x 6'9" (2.90m x 2.08m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Splash tiling and gas central heating boiler. UPVC double glazed window to the side and UPVC double glazed door leading to the rear garden.

Shaped landing

UPVC double glazed window to the side.

Bedroom one 11'6" x 10'7" (3.53m x 3.24m)

UPVC double glazed window to the front and radiator.

Bedroom two 9'3" x 10'6" (2.83m x 3.22m)

UPVC double glazed window to the rear and radiator.

Bedroom three 6'10" x 6'7" (2.10m x 2.02m)

UPVC double glazed window to the rear and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath. Tiling to compliment, wooden effect floor and radiator. UPVC double glazed window to the front.

Externally

To the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. The driveway continues to the side and leads to the rear. To the rear there is an ornate garden with paved patio areas, all of which is fenced for privacy.

Tenure

The property is leasehold with a ground rent of £12.00 payable annually.

Council tax

The property is council tax band 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.



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



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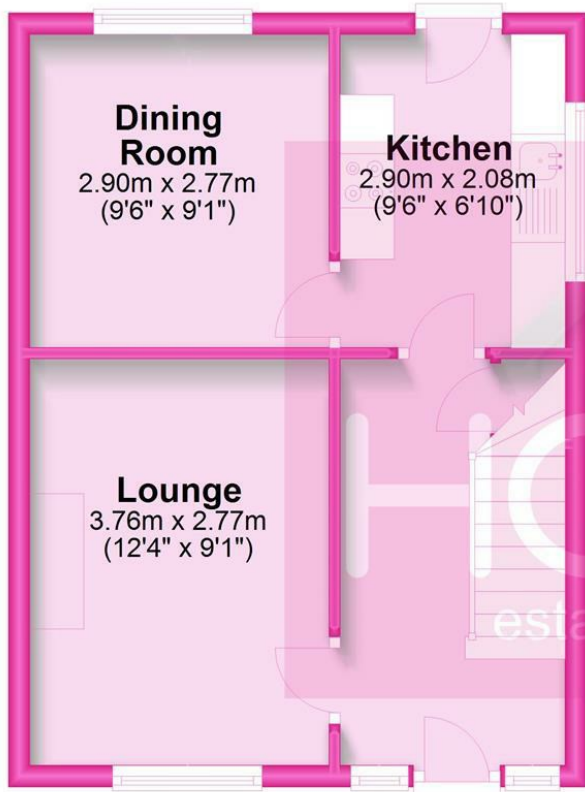
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Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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