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## 4 Woodland Terrace Partington Manchester M31 4WG

**£155,000**

NO CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this two bedroom end terrace which is being sold with no vendor chain. In brief the accommodation comprises lounge, 'eat in' kitchen, landing, the two bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a pleasant garden along with wrought iron gates giving access through to a driveway providing off road parking. To the rear there is a paved patio area with a further gravelled ornate area beyond. A superb first time buy or investment. To book your viewing call the team at HOME.

- No vendor chain
- Gardens front & rear
- Three piece bathroom suite
- Great first time buy or investment
- Two bedroom end terrace
- Lounge
- Gas central heated
- Off road parking
- 'Eat in' kitchen
- uPVC double glazed

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### Lounge 12'9" x 12'1" (3.90m x 3.70m)

Door to the front and uPVC double glazed window to the front. Wall mounted electric fire, dado rail and radiator.

### 'Eat in' kitchen 11'7" x 12'9" (3.54m x 3.90m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Splash tiling and radiator. Stairs leading to the first floor.

### Shaped landing

Open balustrade.

### Bedroom one 12'0" x 12'9" (3.66m x 3.90m)

uPVC double glazed window to the front and radiator.

### Bedroom two 11'5" x 6'0" (3.50m x 1.85m)

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. uPVC double glazed window to the rear and radiator.

### Externally

To the front of the property there is a pleasant garden along with wrought iron gates giving access through to a driveway providing off road parking. To the rear there is a paved patio area with a further gravelled ornate area beyond.

### Tenure

The property is Freehold.

### Council tax

The property is council tax band B.

### 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.

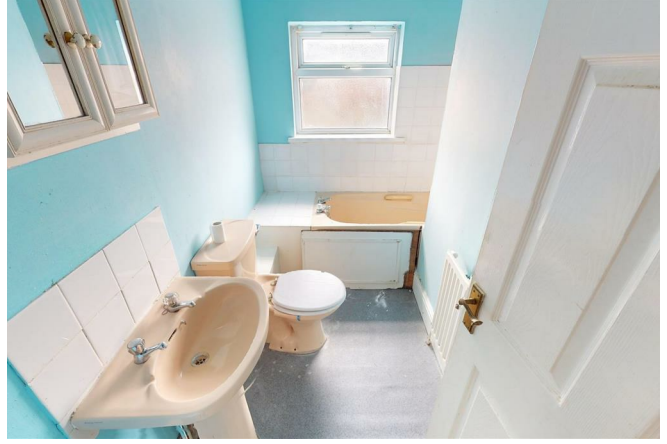


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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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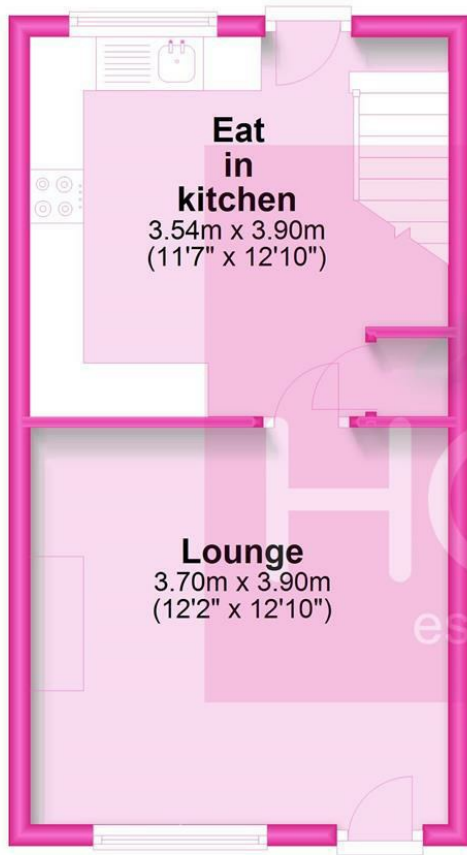
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## Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 sq. feet)

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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