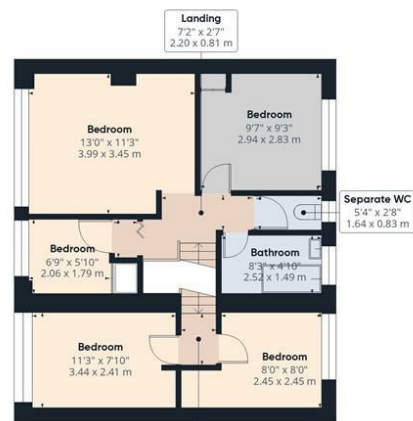


Ground Floor



Floor 1



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Approximate total area<sup>(1)</sup>  
1167 ft<sup>2</sup>  
108.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

**Contact**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Dean Close  
Partington  
M31 4BQ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

# 3 Dean Close Partington Manchester M31 4BQ

Offers Over £250,000  
Freehold



**\*REQUIRING COMPLETE MODERNISATION\*** A significantly extended five bedroom semi-detached property. Spacious family accommodation of approx 1167 sq ft. Offering great potential. Cul-de-sac location off Manchester Road. Useful integral garage. Enclosed rear garden. Freehold. Must be viewed to be appreciated. No ongoing vendor chain. Offering great potential to those buyers looking to modernise a property to their own requirements. Gas central heating boiler replaced 2022.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator.

### Lounge

With a double glazed window to the front elevation. Radiator. Gas fire set within a feature fireplace. Door to:

### Dining Room

With a fitted gas fire and double glazed windows to two elevations. Open to:

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Wall mounted 'Worcester' combination gas central heating boiler. Freestanding cooker with extractor canopy. Double glazed window to the rear elevation. Tiled splashbacks. Door off to:

### Utility Room

With plumbing for a washer and exit door to the rear.

### Garage

With an electric roller door.

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (1)

With a double glazed window to the front elevation.

### Bedroom (2)

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

### Bedroom (3)

With a double glazed window to the front elevation. Built in storage.

### Bedroom (4)

With a double glazed window to the rear elevation. Electric storage heater.

### Bedroom (5)

With a double glazed window to the front elevation.

### Bathroom

With a panelled bath and pedestal wash hand basin. Triton electric shower over the bath with a rail and curtain fitted. Built in airing/storage cupboard.

### Separate WC

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

### Outside

To the front elevation is an off road parking facility. To the rear is an enclosed rear garden.



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	

