




 **2**
Bedrooms

 **1**
Bathroom



NO VENDOR CHAIN. C & R Hulme are delighted to offer the 2 bedroom end terraced set in large grounds. The property consists of a large lounge with dual aspect windows, dining kitchen and 2 double bedrooms with a fitted bathroom. Externally the property has a large front garden providing off road parking for many cars and a manageable rear garden with patio and Veranda. Close to Partington Shopping centre offering a variety of shops. No Chain.

Porch

Brick built and UPVC Door and windows all round. Ceiling light point.

Entrance Hall

Hardwood glazed door. Laminate flooring. Access to all Rooms & 1st floor. Understairs storage. Ceiling light point. Power points.

Lounge *5.75m x 3.47m (18' 10" x 11' 5")*

Glazed door. Upvc windows to front & rear offering lots of natural light. Laminate flooring, 2 x Radiators. Ceiling light point, range of power points. Feature fire place with electric fire.

Kitchen *3.94m x 3.19m (12' 11" x 10' 6")*

Glazed door, UPVC window to side and 1/2 glazed UPVC door to rear. Kitchen finished in white with a range of floor and wall units, Black marble effect worktops. 1.5 bowl inset sink with chrome mixer tap. Chrome effect splash back tiles and brushed metal splash back around cooker. Boiler. Radiator. Ceiling light point, a range of power points.

Stairs & Landing

Upvc Window midfloor & 1st floor. Ceiling light points, power points. Radiator.

Bedroom 1 *3.94m x 3.47m (12' 11" x 11' 5")*

UPVC window to rear, fitted wardrobes, ceiling light point and range of power points. Radiator.

Bedroom 2 *3.94m x 3.18m (12' 11" x 10' 5")*

UPVC window to rear, fitted wardrobes, ceiling light point and range of power points. Radiator.

Bathroom *3.02m x 1.82m (9' 11" x 6')*

UPVC to front. 3 Piece White suite consisting of Bath with panel and electric shower, fitted curain rail. Hand wash basin and low level W.C. fully tiled walls in a beige/cream finish around the bathroom area. Ceiling Light point. Extractor fan. Radiator.

External

Front Garden Mainly flagged offering lots of usable space. Perimeter fencing all round with wrought iron pedestrian gate and double gates for vehicle access. Rear Garden Veranda area with lighting and rest mainly flagged, perimeter fencing all round.

Tenure

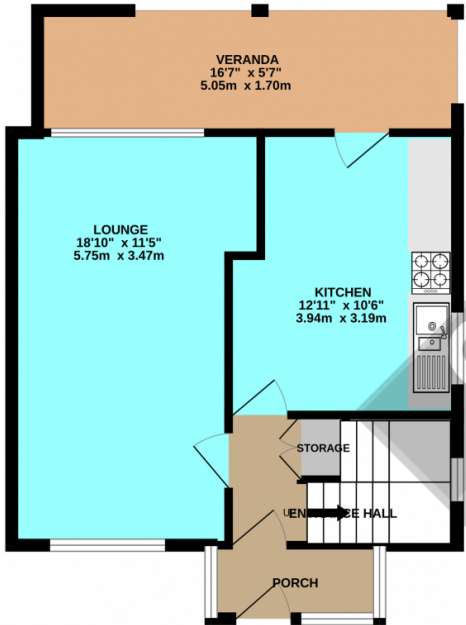
Tenure: Freehold EPC: 71C

Agents Notes

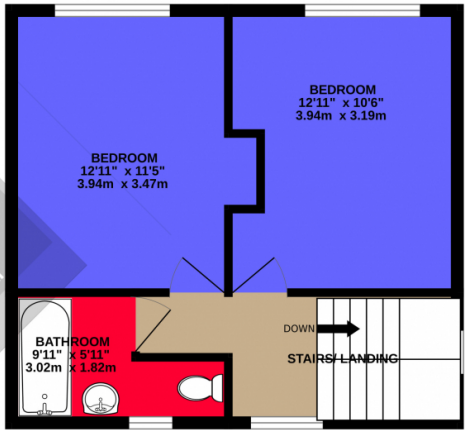
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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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	71	78
(55-68) D		
(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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