Broadway

Partington

M31 4DH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

10 Broadway
Partington
Manchester
M31 4DH

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1

2

Offers Over £325,000

A LARGER STYLE THREE BEDROOM SEMI-DETACHED WITH AN INCREDIBLE REAR GARDEN
Occupying one of the more generous plots on Broadway with a large driveway and garage. Offering spacious family accommodation of approx 1225 sq ft to include garage. Ground floor accommodation comprises porch, sitting room, rear lounge, kitchen and utility/rear porch. To the first floor are three double bedrooms and a spacious bathroom. The property has been well cared for but now is at a stage of requiring some updating providing prospective purchasers scope to personalise and modernise to their own requirements. The rear garden benefits from a south-westerly aspect. Freehold. Conveniently situated on one of Partington's premier roads within easy reach of the shopping precinct and with easy access to transport links. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator. Useful understairs storage off.

Sitting/Dining Room
With a double glazed window to the front elevation. Wall light points. Radiator. Coal effect gas fire.

Rear Lounge
With a radiator and double glazed sliding patio doors leading out to the rear patio and garden beyond. Fireplace set within a feature surround with archway to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Wall mounted 'Worcester' gas central heating boiler. Plumbing for a washer and dishwasher. Tiled splashbacks. Radiator. Double glazed window to the rear. Door off to:

Rear Porch
Providing useful additional storage/space for appliances with timber clad decor and exit door to the rear garden.

TO THE FIRST FLOOR

Landing
With two double glazed windows to the front elevation.

Bedroom (1)
With a double glazed window to the front elevation. Range of fitted wardrobes.

Bedroom (2)
With a double glazed window to the rear. Radiator. Built in storage.

Bedroom (3)
With a double glazed window to the rear. Radiator.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Triton electric shower over the bath with a rail and curtain fitted. Radiator. Double glazed window to the rear. Tiled areas. Built in storage. Loft access point.

Outside
To the front of the property is an enclosed garden area. To the side of the property is an off road parking facility leading to a large garage. The neighbouring property has a right of way across this driveway but the driveway is included within the title for number 10. (Please see land registry plan). To the rear is an extremely large, well maintained garden with paved patio and lawned areas with mature borders.

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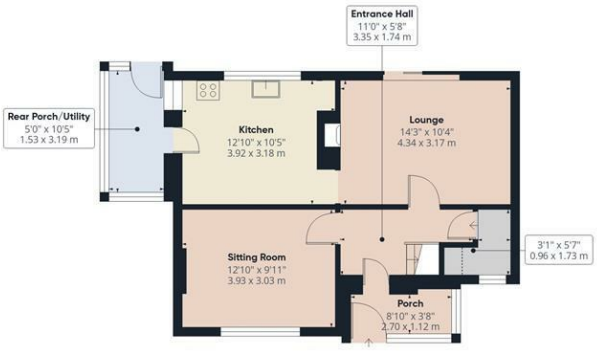

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)
1225 ft²
113.7 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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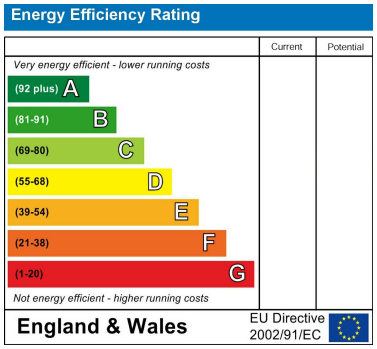

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