



4 Yorkshire Road Partington Manchester M31 4GW

Offers over £149,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this well appointed four bedroom mid town house which is being sold with no vendor chain. In brief the accommodation comprises hallway, downstairs WC, lounge, spacious dining kitchen, rear hallway, shaped landing, the four well proportioned bedrooms & a three piece family bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a driveway accessed via double gates whilst to the rear there is a patio area with lawned garden beyond. To book your viewing & avoid missing out call the team at HOME.

- Four bedroom mid town house
- Downstairs WC
- Driveway
- Well appointed
- Spacious lounge
- Three piece family bathroom
- Sold with no vendor chain
- Fitted dining kitchen
- Gardens front & rear
- Cul de sac position

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Hallway

uPVC double glazed door to the side and storage cupboard.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin, Storage cupboard. uPVC double glazed window to the side.

Lounge 18'1" x 12'9" (5.52m x 3.89m)

uPVC double glazed window to the front and uPVC double glazed French doors leading to the rear garden.

Dining kitchen 18'1" x 10'4" (5.52m x 3.15m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over.

Shaped landing

Closed balustrade and loft access.

Bedroom one 9'7" x 12'8" (2.94m x 3.88m)

uPVC double glazed window to the front and radiator.

Bedroom two 9'7" x 10'2" (2.94m x 3.10m)

uPVC double glazed window to the front and radiator.

Bedroom three 7'10" x 8'9" (2.40m x 2.69m)

uPVC double glazed window to the rear and radiator.

Bedroom four 7'10" x 7'6" (2.40m x 2.30m)

uPVC double glazed window to the rear and radiator.

Family bathroom 5'6" x 10'2" (1.69m x 3.10m)

uPVC double glazed window to the front and radiator. A three piece suite comprises low level WC, wash hand basin and bath with shower over, Tiling to compliment.

Externally

Externally to the front there is a driveway accessed via double gates whilst to the rear there is a patio area with lawned garden beyond.

Tenure

We have been advised by our clients that the property is Freehold.

Council tax

We have been advised that the council tax band is 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 Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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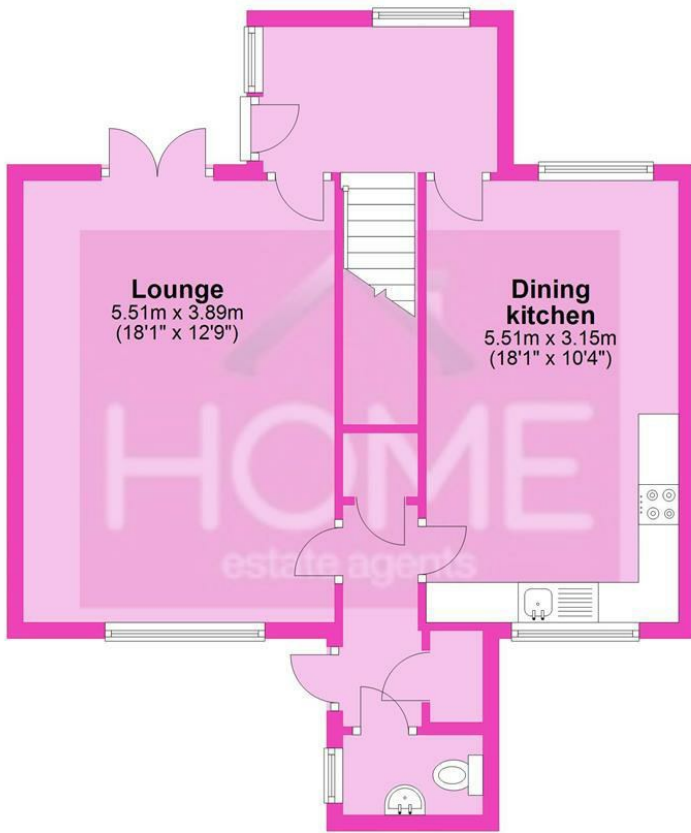
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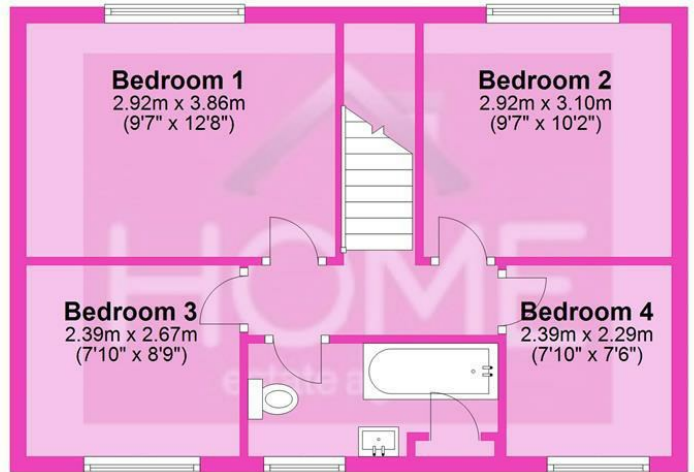
Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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