



## 10 Charlock Walk Partington Manchester M31 4FP

### £145,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this very well presented spacious three bedroom mid townhouse located on Charlock Walk in Partington. This well presented property boasts spacious living accommodation to all floors and is in move in condition. The accommodation comprises of hallway, lounge, dining kitchen, shaped landing, three well proportioned bedrooms a two piece bathroom and a separate WC. The property is uPVC double glazed and warmed by gas central heating. Externally to the front of the property is a block paved garden. Whilst to the rear is an ample mostly lawned rear garden. To book your viewing call HOME on 01617471177.

- Move in condition
- Fitted dining kitchen
- Gas central heating
- Three bedrooms
- Bathroom and separate WC
- Well presented
- Spacious living accommodation
- Generous rear garden
- No vendor chain



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### HALLWAY

uPVC double glazed door to the front with uPVC double glazed window to the front. Stairs to the first floor. and radiator.

### LOUNGE 18'8 x 11'2 (5.69m x 3.40m)

uPVC double glazed window to the front and uPVC double glazed French doors leading to the rear garden. Wooden effect floor, dado rail, television point and radiator. A feature fire surround.

### DINING KITCHEN 18'8 x 11'5 (5.69m x 3.48m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. A one and a half unit Belfast style sink with mixer tap, splash tiling and space for appliances. uPVC double glazed windows to the front and the rear.

### SHAPED LANDING

Open balustrade, built in storage cupboard and loft access.

### BEDROOM ONE 9'9 x 11'2 (2.97m x 3.40m)

uPVC double glazed window to the front, radiator and television point.

### BEDROOM TWO 12'9 x 8'3 (3.89m x 2.51m)

uPVC double glazed window to the front, and radiator.

### BEDROOM THREE 8'2 x 7'4 (2.49m x 2.24m)

UPVC double glazed window to the rear, and radiator.

### BATHROOM

uPVC double glazed opaque window to the rear. A two piece suite comprises wash hand basin and bath with electric shower over. Tiling to compliment and tiled floor.

### SEPARATE WC

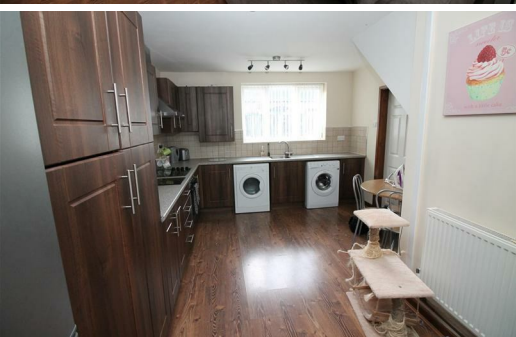
WC and uPVC double glazed opaque window to the rear.

### OUTSIDE

Externally to the front of the property is a block paved garden. Whilst to the rear is an ample mostly lawned rear garden. To book your viewing call HOME on 01617471177.

### 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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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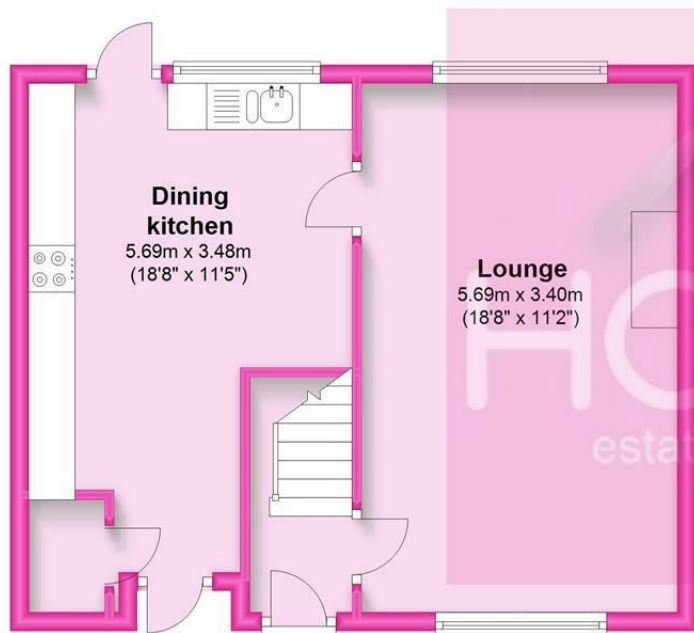
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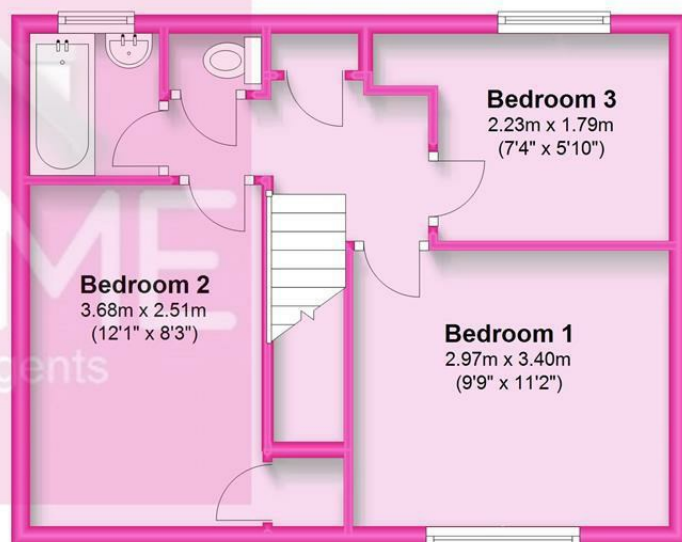
## Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 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>		
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