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3 Hall Lane Partington Manchester M31 4PY

£195,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this spacious three bedroom semi-detached property located on the popular Hall Lane in Partington. This well presented property boasts spacious living accommodation throughout with several reception rooms and open plan kitchen/dining room. The property is well located close to all local amenities and transport links. Being offered with no vendor chain the accommodation comprises of porch, hallway, living room, open plan kitchen/dining room, landing, three good sized bedrooms and a fitted bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a gated paved driveway and garden leading to the detached garage. To the rear is a mostly lawned garden enjoying a sunny aspect. To book you your viewing call HOME.

- NO VENDOR CHAIN
- Open plan kitchen/dining room
- Off road parking
- Popular location
- Three spacious bedrooms
- Spacious rear garden
- Bay fronted
- Detached garage
- Two reception rooms



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PORCH

HALLWAY

Central heating radiator.

LIVING ROOM 13'23 x 11'23 (3.96m x 3.35m)

UPVC double glazed window to front. Television point. Inset gas fire. Central heating radiator.

OPEN PLAN KITCHEN/DINING ROOM 18'48 x 12'64 (5.49m x 3.66m)

Two uPVC double glazed windows to rear. Gas fire. Granite hearth and fire surround. Central heating radiator. A range of fitted wall and base units. Rolled edge worktops. Splash wall tiling. Storage cupboard.

LANDING

Shaped. Open balustrade.

BEDROOM ONE 13'02 x 11'0 (4.01m x 3.35m)

UPVC double glazed bay window to front. A range of fitted wardrobes. Central heating radiator.

BEDROOM TWO 12'92 x 11'0 (3.66m x 3.35m)

UPVC double glazed window to rear. Pedestal wash hand basin. Built in cupboard. Central heating radiator.

BEDROOM THREE 7'14 x 6'0 (2.13m x 1.83m)

UPVC double glazed window to front. Central heating radiator.

BATHROOM 9'08 x 6'23 (2.95m x 1.83m)

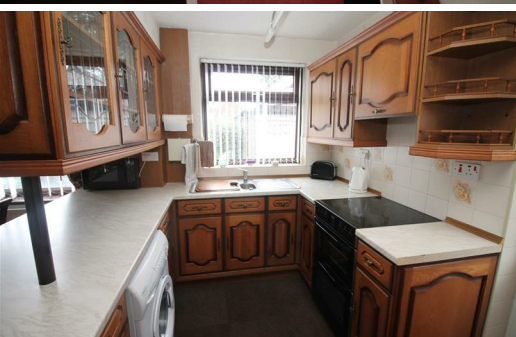
UPVC double glazed opaque window to rear and side. Low level WC. Pedestal wash hand basin. Bath. Wall tiling to compliment. Storage cupboard. Central heating radiator.

OUTSIDE

To the outside front is a gated paved driveway and garden leading to the detached garage. To the rear is a mostly lawned garden enjoying a sunny aspect. To book you your viewing call HOME.

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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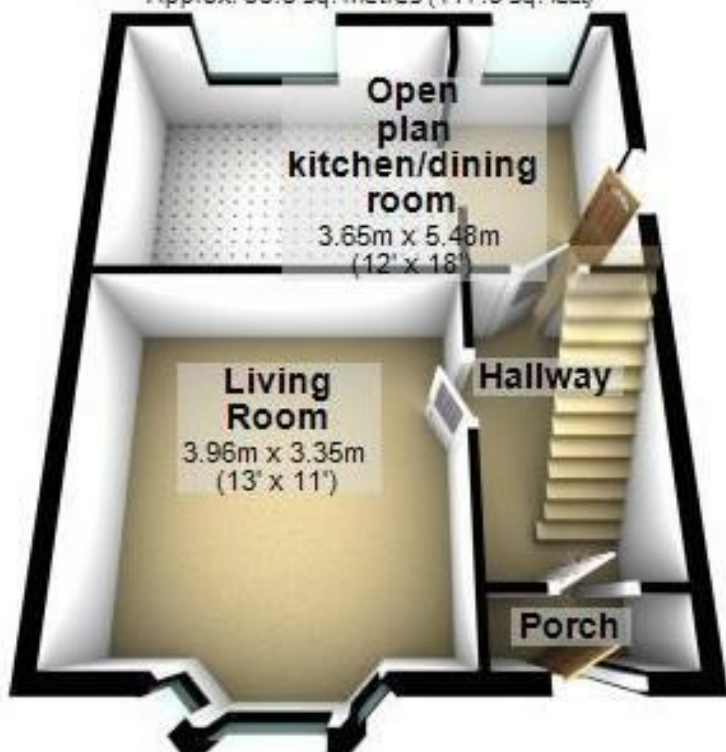
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Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 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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