

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



39 Forest Gardens Partington Manchester M31 4PL

£199,950

PRICED TO SELL, NO CHAIN & A PEACEFUL LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this superbly presented three bedroom semi detached property situated on the always popular Forest Gardens. If you are looking for a family home, in genuine 'move in condition' be sure to book your viewing early. In brief the accommodation comprises hallway, lounge, modern fitted dining kitchen, large uPVC conservatory, utility space, shaped landing, the three well proportioned bedrooms & a contemporary three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a paved driveway leading to the garage. To the rear there is a generous garden which is not overlooked. To book your viewing call HOME on 01617471177.

- POPULAR LOCATION!
- Fitted dining kitchen
- Stylish finish throughout
- Not overlooked to the rear
- Three bedroom semi detached
- uPVC conservatory
- Driveway to the front
- Lounge
- Contemporary bathroom
- Garage & utility space

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

uPVC double glazed door to the front and uPVC double glazed opaque window to the side. Upright contemporary radiator, wooden effect floor and stairs first floor.

Lounge 14'1 x 12'3 (4.29m x 3.73m)

uPVC double glazed window to the front, television point and radiator. Feature fireplace with back and tiled hearth housing an electric fire.

Dining kitchen 18'0 x 8'11 (5.49m x 2.72m)

A comprehensive range of fitted wall and base units with a wooden effect rolled edged worktop over. A single unit sink with mixer tap. Integrated 'Zanussi' electric hob, double oven and microwave. Integrated 'Zanussi' dishwasher and fridge. Space for wine cooler. Wooden effect floor, understairs storage, contemporary upright radiator, wooden effect floor and television point. uPVC double glazed door leading to the utility space. uPVC double glazed window to the rear and uPVC double glazed French doors leading to the conservatory.

Utility space 8'1 x 8'2 (2.46m x 2.49m)

Door to the rear and window to the rear. Space for appliances. A single unit sink with mixer tap. Door through to the garage.

Conservatory 14'11 x 9'11 (4.55m x 3.02m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the side. Wooden effect floor and radiator.

Shaped landing

Open balustrade and uPVC double glazed window to the side.

Bedroom one 10'8 x 10'8 (3.25m x 3.25m)

uPVC double glazed window to the front and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and dresser.

Bedroom two 10'8 x 10'8 (3.25m x 3.25m)

uPVC double glazed window to the rear and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted drawers and dresser.

Bedroom three 8'4 x 7'0 (2.54m x 2.13m)

uPVC double glazed window to the rear, wooden effect floor and radiator. A range of fitted wardrobes with hanging and shelving space.

Bathroom 7'3 x 6'4 (2.21m x 1.93m)

A three piece modern suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiled floor and tiling to compliment. Spotlights and uPVC double glazed opaque window to the front

Garage 9'8 x 8'1 (2.95m x 2.46m)

Up and over door to the front. Power and lighting.

Externally

To the front there is a paved driveway providing ample off road parking leading to the garage. To the rear there is a paved patio and pathway leading to two garden areas. Well fenced for privacy.

Tenure

We have been advised by our clients that the property is Leasehold with a ground rent of £16.00 to be paid annually.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553

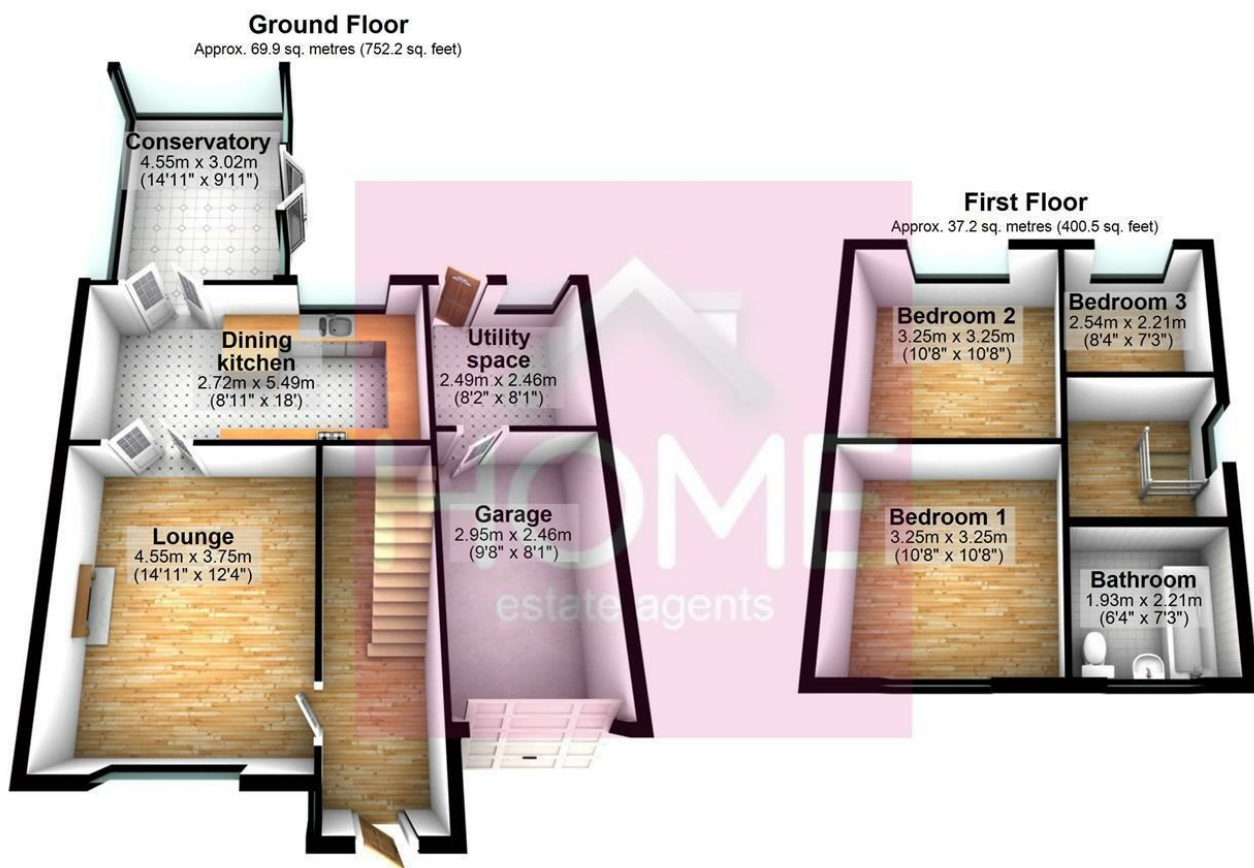


LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



Total area: approx. 107.1 sq. metres (1152.6 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		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553