



7 Planetree Road Partington Manchester M31 4JS

£145,000

NO VENDOR CHAIN AND WELL PRESENTED! HOME ESTATE AGENTS are delighted to bring to the market this attractive spacious three bedroom mid terraced property located on Planetree Road in Partington. This well presented property is in move in condition and close to all local amenities and local transport links. The accommodation comprises of entrance hallway, lounge, and fitted eat in kitchen. To the upstairs are the three good sized bedrooms and the fitted three piece bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a mostly lawned garden and driveway offering off road parking for several vehicles. To the rear is also additional parking and garden. To book your viewing call HOME on 0161 7471177.

- NO VENDOR CHAIN
- Three bedrooms
- Ample off road parking
- Popular location
- Eat in kitchen
- Double glazed
- Well presented
- Great outside space
- Gas central heating



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

ENTRANCE HALLWAY

Wood effect flooring. Central heating radiator.

LOUNGE 19'0 x 11'2 (5.79m x 3.40m)

UPVC double glazed window to front. UPVC double glazed French doors to rear. Wood effect flooring. Television point. Central heating radiator.

EAT IN KITCHEN 19'0 11'4 (5.79m 3.45m)

UPVC double glazed windows to front and rear. a range of modern fitted wall and base units. Rolled edge work tops. Built in electric oven. Electric hob. Overhead extractor fan. Built in storage cupboard. Splash wall tiling. Built in breakfast bar. Central heating radiator.

LANDING

Shaped. Loft access. Central heating radiator.

BEDROOM ONE 11'2 x 10'11 (3.40m x 3.33m)

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

BEDROOM TWO 12'9 x 9'9 (3.89m x 2.97m)

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

BEDROOM THREE 8'3 x 7'5 (2.51m x 2.26m)

UPVC double glazed window to rear. Built in storage cupboard. Central heating radiator.

BATHROOM 10'0 x 5'5 (3.05m x 1.65m)

Two uPVC double glazed opaque windows to rear. Low level WC. Pedestal wash hand basin. bath. Walk in shower cubicle. Wall tiling to compliment. Ladder style radiator.

OUTSIDE

To the outside front is a mostly lawned garden and driveway offering off road parking for several vehicles. To the rear is also additional parking and garden. To book your viewing call HOME on 0161 7471177.

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 Monton - 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



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