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103 Thirlmere Road Partington Manchester M31 4PS

£225,000

POPULAR LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached family residence situated on the popular Thirlmere Road. In brief the accommodation comprises bay fronted lounge, dining kitchen, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. uPVC double glazed & warmed by gas central heating. Externally to the front there is a paved driveway providing ample off road parking whilst to the rear there is an ornate, mainly paved garden. To book your viewing call the team at HOME.

- Three bedroom semi detached
- Three piece bathroom suite
- Popular location
- uPVC double glazed
- Bay fronted lounge
- Gardens front & rear
- Useful loft space
- Dining kitchen
- Driveway & garage
- Gas central heated



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Lounge 14'3" x 17'6" (4.36m x 5.35m)

UPVC double glazed door to the front with uPVC double glazed windows either side and UPVC double bay window to the front. Feature fireplace housing an electric fire. Wooden effect floor, under stairs storage cupboard and radiator. Open through to the dining kitchen.

Dining kitchen 7'7" x 17'6" (2.33m x 5.35m)

A comprehensive range of matching fitted wall and base units with a rolled edged over. Integrated four ring gas hob, oven and extractor fan. Incorporating a single unit sink with mixer tap. Splash tiling, display shelving, towel floor and radiator. UPVC double glaze window to rear and double glazed patio doors giving access to the rear garden.

Shaped landing

UPVC double glazed opaque window to side and loft access.

Bedroom one 11'8" x 10'1" (3.56m x 3.08m)

A range of floor-to-ceiling mirrored built-in wardrobes with ample hanging shelving space. UPVC double glaze window to front, wood floor and radiator.

Bedroom two 10'1" x 9'8" (3.08m x 2.97m)

UPVC double glazed window to rear, wood floor and radiator.

Bedroom three 7'1" x 8'6" (2.17m x 2.61m)

UPVC double glazed window to front, wood floor and radiator.

Bathroom

A three-piece suite comprising low-level WC, wash hand basin and bath with shower attachment. Tiling to complement, radiator and UPVC double glazed opaque window to side.

Externally

Externally to the front of the property there is a generous paved driveway providing ample off-road parking with mature beds. To the rear there is a mainly paved ornate garden with raised paved patio area, mature beds, garden shed and garage.

Tenure

The property is leasehold with a ground rent of £7.50 payable annually.

Council tax

The property is council tax band 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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Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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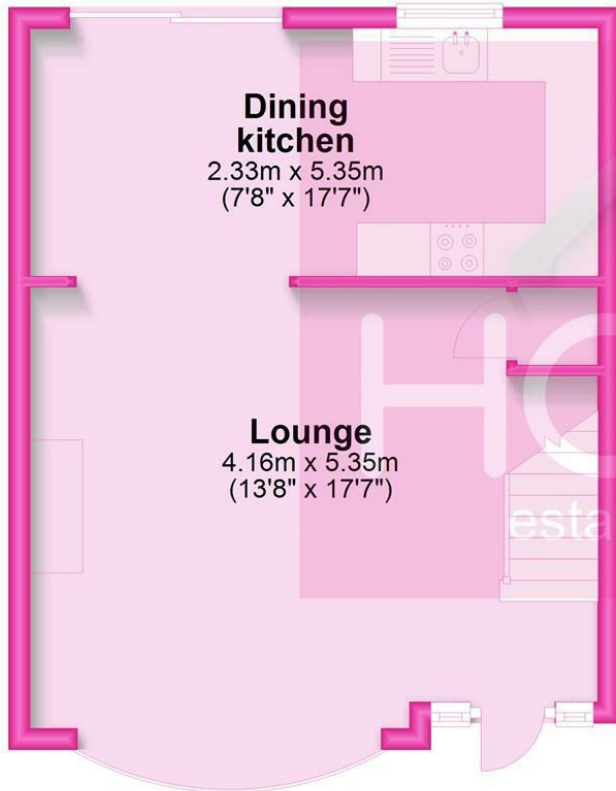
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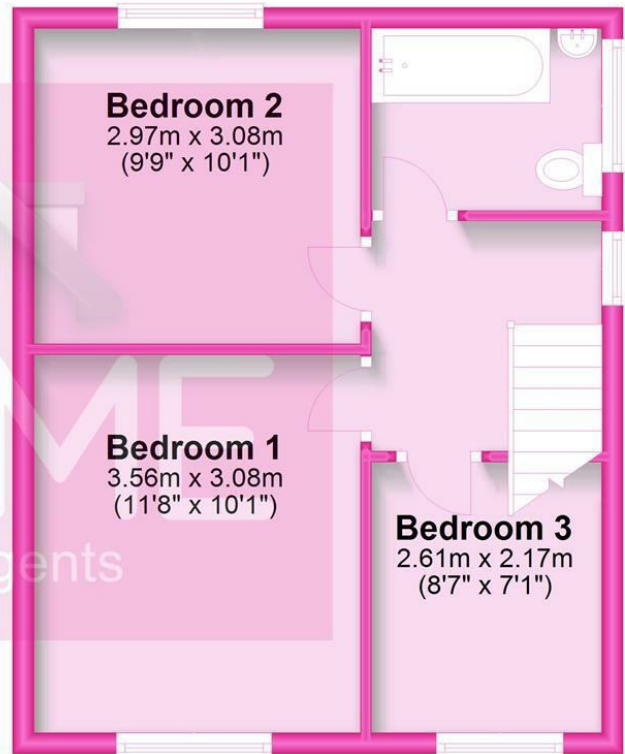
Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 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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