



10 Charlock Walk Partington Manchester M31 4FP

£190,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom mid town house. Being sold with no vendor chain & therefore making an early completion date possible if desired. In brief the accommodation comprises entrance porch, lounge, modern kitchen, shaped landing, the three well proportioned bedrooms, bathroom suite & separate WC. The property is warmed by gas central heating & is fully uPVC double glazed. To the front of the property there is an ornate gravelled garden along with a generous block paved driveway providing ample off road parking accessed through wrought iron gates. To the rear, which enjoys a sunny aspect, there is a mainly lawned garden which is fenced for privacy. To book your viewing call the team at HOME.

- No vendor chain
- Modern kitchen
- Off road parking to the front
- Gas central heated
- Three bedroom town house
- Two piece bathroom
- Large rear garden
- Lounge
- Separate WC
- Ideal first time buy

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Entrance porch

UPVC double glazed door to the front and UPVC double glazed window to the front.

Hallway

Door to the front and stairs leading to the first floor.

Lounge 18'8" x 11'1" (5.69m x 3.40m)

UPVC double glazed window to the front and UPVC double glazed patio doors leading to the rear garden. Wall mounted electric fire. Wooden effect floor and radiator.

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. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Wooden effect floor, splash tiling and radiator. UPVC double glazed windows to the front and the rear.

Shaped landing

Closed balustrade, built in storage cupboard and loft access.

Bedroom one 9'8" x 11'1" (2.97m x 3.40m)

UPVC double glazed window to the front and radiator.

Bedroom two 12'0" x 8'2" (3.68m x 2.51m)

UPVC double glazed window to the front and radiator.

Bedroom three 7'4" x 6'1" (2.24m x 1.86m)

UPVC double glazed window to the rear and radiator.

Bathroom

A two piece suite comprises wash hand basin and bath with shower over. Tiling to compliment, ladder radiator and UPVC double glazed window to the rear.

Separate WC

A low level WC. UPVC double glazed window to the rear.

Externally

To the front of the property there is an ornate gravelled garden along with a generous block paved driveway providing ample off road parking accessed through wrought iron gates. To the rear, which enjoys a sunny aspect, there is a mainly lawned garden which is fenced for privacy.

Tenure

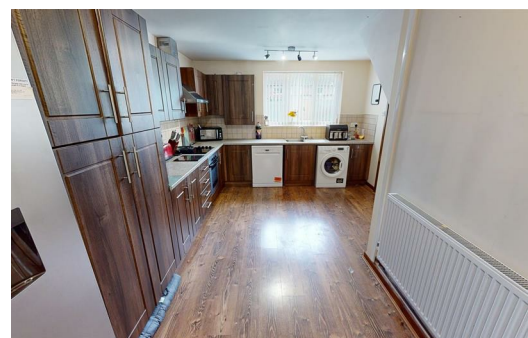
The property is Freehold.

Council tax

The property is council tax band A.

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

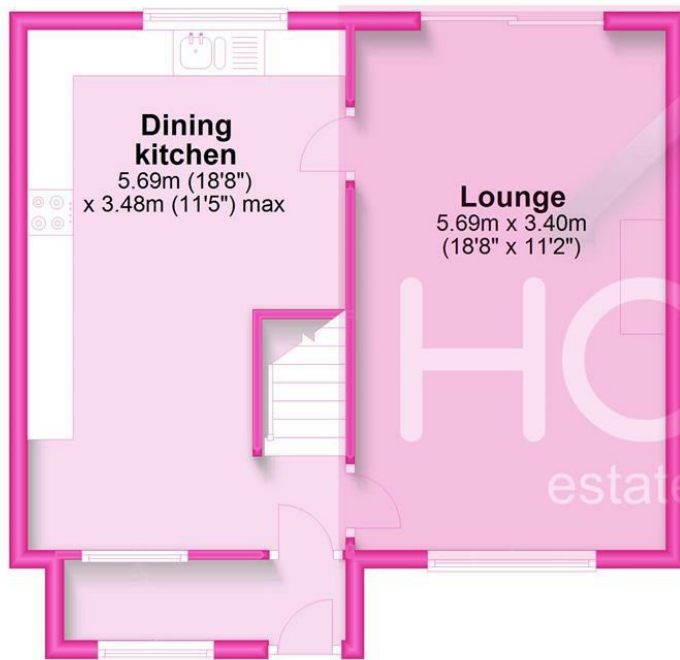
 www.homeestateagents.com



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

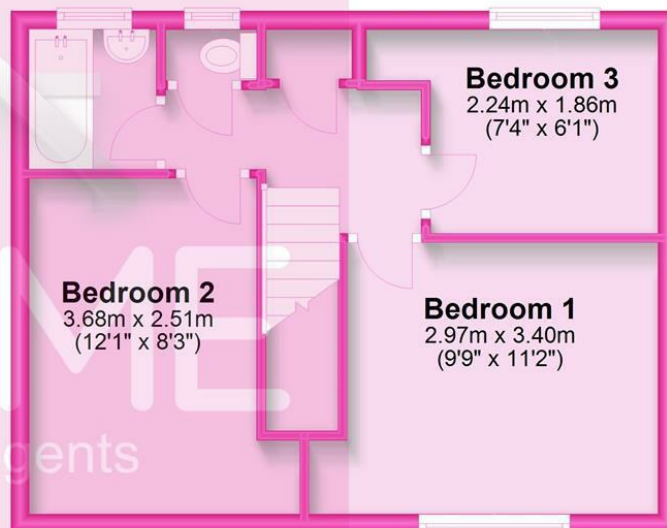
Ground Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 77.0 sq. metres (828.9 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 Mon-ton - 9262084 Urm-ton - 04331861 Stretford - 08259553