



## 16 New William Close Partington Manchester M31 4NZ

### £85,000

NO CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom first floor modern apartment. In genuine 'move in' condition & must be viewed to be appreciated. In brief the accommodation comprises welcoming hallway, open plan lounge & kitchen, the two well proportioned bedrooms & a three piece bathroom suite. The property is uPVC double glazed & is warmed by electric storage heaters. Externally there are well maintained gardens & residents off road parking. Ideally placed for the local amenities within the recently developed town centre. To book your viewing call the team at HOME.

- No chain
- Open plan lounge & kitchen
- Warmed by electric heaters
- 'Move in' condition
- First floor apartment
- Three piece bathroom
- Communal gardens
- Two bedrooms
- uPVC double glazed
- Residents parking

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### Hallway

Door from the communal hallway. Built in storage cupboard.

### Open plan lounge & kitchen 27'8 x 10'6 (8.43m x 3.20m)

uPVC double glazed French doors leading to the Juliet balcony. uPVC double glazed window to the side. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Incorporating a one and a half unit sink with mixer tap and splash tiling, Space for appliances. Wooden effect floor and electric storage heater.

### Bedroom one 15'2 x 8'6 (4.62m x 2.59m)

uPVC double glazed window to the rear and electric heater. Wooden effect floor.

### Bedroom two 7'5 x 10'9 (2.26m x 3.28m)

uPVC double glazed window to the front, wooden effect floor and electric storage heater.

### Bathroom 9'0 x 5'4 (2.74m x 1.63m )

A three piece suite comprises low level WC, wash hand basin and bath with electric shower over. Tiling to compliment. Electric towel radiator.

### Externally

Communal gardens that benefit from maintained lawned gardens and pathways. There is residents off road parking along with visitor spaces

### 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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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## Ground Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 59.7 sq. metres (642.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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