

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**39 Partridge Avenue,**

**Manchester, M23 1PL**



**£425,000**

- **A Beautifully Presented Three Bedroom Detached House**
  - **Lounge with Feature Fireplace**
    - **Dining Room**
  - **Modern Fitted Kitchen With Integrated Appliances**
    - **Utility Room with Integrated Appliances**
      - **UPVC Double Glazed Conservatory**
        - **Raised Decking**
        - **Family Bathroom**
    - **Off Road Parking Garage**

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**A spacious and beautifully presented three bedroom detached house situated in a popular & convenient location. In brief the property comprises: entrance hallway, open plan living/dining room, conservatory, modern fitted kitchen, utility room, three generous sized bedrooms, family bathroom, rear garden with lawn & raised decking area driveway providing off-road parking and a garage.**

**Front** Paved driveway providing ample off-road parking, lawn area, a range of shrubs & bushes, access to the garage and access to the rear garden via wrought iron gates.

**Entrance Hall** UPVC double glazed front door, UPVC double glazed obscured glass window to the side aspect. Laminate flooring, radiator, stairs to first floor.

**Living Room** 13' 0" x 12' 1" (3.96m x 3.68m) UPVC double glazed bay window to the front aspect, feature fireplace with living flame gas fire, radiator. Opening to;

**Dining Room** 13' 5" x 11' 11" (4.09m x 3.63m) UPVC double glazed french doors leading into conservatory, radiator.

**Conservatory** 19' 1" x 7' 1" (5.81m x 2.16m) UPVC double glazed conservatory french doors opening on to the rear decking area, tiled floor.

**Kitchen** 12' 0" x 8' 0" (3.65m x 2.44m) UPVC double glazed french door leading to conservatory, range of wall and base units with contrasting granite splash backs and up stands, granite work tops with parallel drainage grooves running into one and a half bowl composite sink with flexible mixer tap, integrated fridge freezer, integrated dishwasher, integrated oven and microwave, five ring gas hob with stainless steel extractor hood, under cabinet lighting, vertical radiator, tiled flooring.

**Utility room** 9' 1" x 8' 5" (2.77m x 2.56m) UPVC double glazed window to the rear garden, space and plumbing for washing machine, space for dryer. Range of wall and base units with contrasting work tops, tiled splash back, sink and drainer with mixer tap, radiator, laminate flooring. Door leading to garage.

**Bedroom 1** 12' 5" x 11' 10" (3.78m x 3.60m) UPVC double glazed bay window to the front elevation, fitted wardrobes, radiator.

**Bedroom 2** 13' 5" x 11' 11" (4.09m x 3.63m) UPVC double glazed window to the rear elevation, fitted wardrobes, radiator.

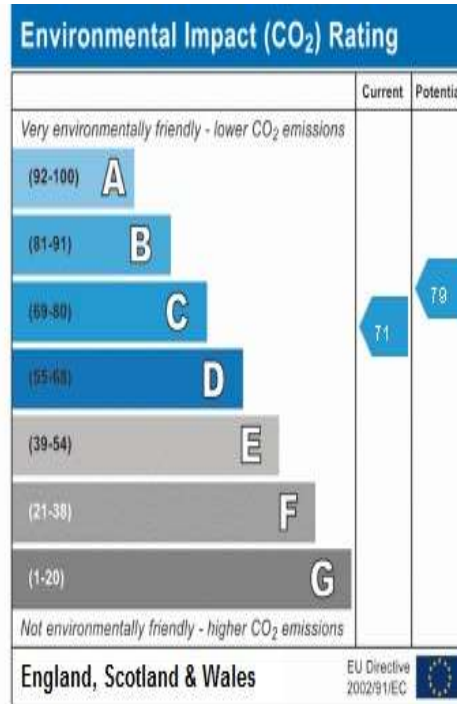
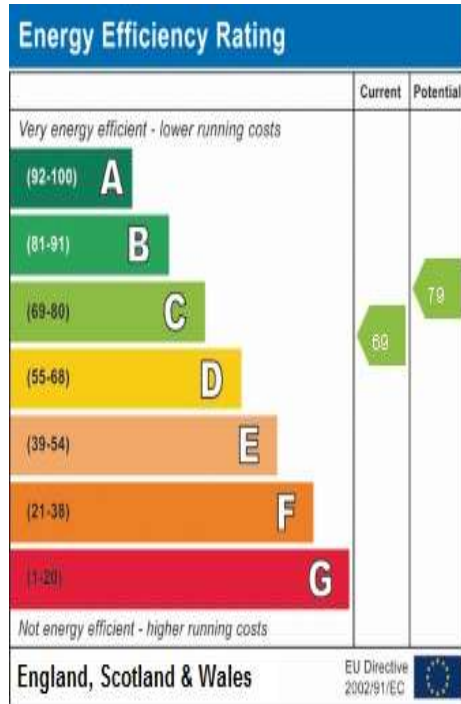
**Bedroom 3** 9' 3" x 8' 2" (2.82m x 2.49m) UPVC double glazed window to the rear elevation, radiator.

**Family Bathroom** 8' 0" x 7' 7" (2.44m x 2.31m) UPVC double glazed obscured glass window to the front elevation, bath with shower over and tiled panel, fully tiled walls, tiled flooring, chrome ladder radiator, extractor fan.

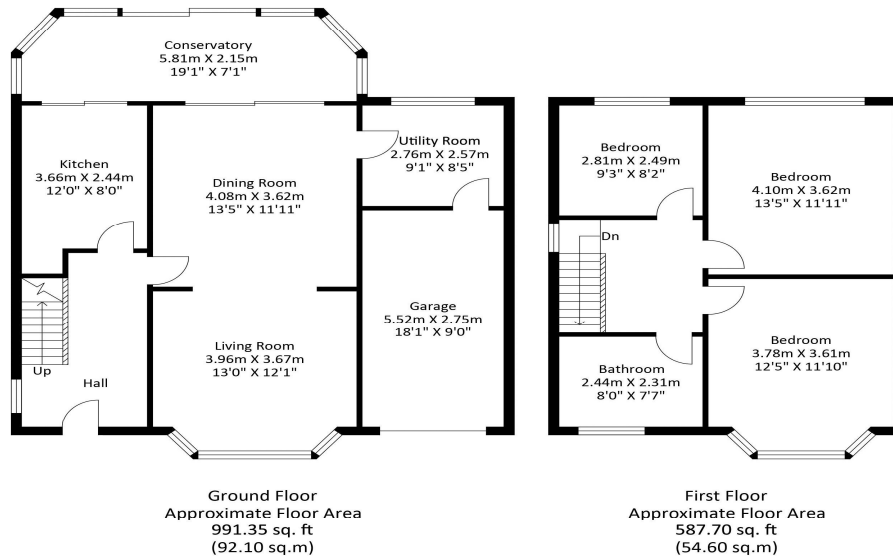
**Rear Garden** Raised decking the full width of the rear of the property with inset lighting, steps leading down to lawned garden, paved pathway, garden shed, borders with shrubs and bushes, wooden fencing, access to the front of property through wrought iron gates.

**Garage** 18' 1" x 9' 0" (5.51m x 2.74m) With up and over door.

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## 39 Partridge Avenue, Baguley, M23 IPL



Approximate Gross Internal Area = 146.70 sq m / 1579.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

#### Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**