

**2 PALATINE ROAD
WITHINGTON, MANCHESTER M20 3JA
FOR SALE - £575,000**



**THREE STOREY DETACHED PERIOD PROPERTY
WITH BASEMENT STORAGE.
OFFERING APPROXIMATELY 397 SQ.M. (4276 SQ.FT.)
PLUS PARKING FOR NUMEROUS VEHICLES**

GROUND FLOOR ACCOMMODATION

ENTRANCE

ROOM 1 (5m x 4.5m)

ROOM 2 (4.5m x 4.5m)

ROOM 3 (5.4m x 4.5m)

ROOM 4 (4.5m x 4m)

ROOM 5 (3.2m x 2.2m)

KITCHEN (5.2m x 2.3m)

WC 1 (3.2m x 0.3m)

WC 2 (2.9m x 1.1m)



FIRST FLOOR ACCOMMODATION

ROOM 1 (6.9m x 3.9m)

ROOM 2 (5.5m x 4.5m)

ROOM 3 (4.7m x 4.5m)

ROOM 4 (2.5m x 1.8m)

ROOM 5 (4.8m x 3.6m)



SECOND FLOOR ACCOMMODATION

MAIN ROOM (6.9m x 3.9m (Into Eaves))

****With some restricted head height.**



BASEMENTS

Offering additional storage

TENURE - FREEHOLD

VIEWING

Strictly by appointment through the sole selling agent,
Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

Energy Rating E

Certificate Number – 4196-4737-2205-1654-7119

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