To make an appointment please call:  $0161\ 905\ 3555$ 

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

# 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

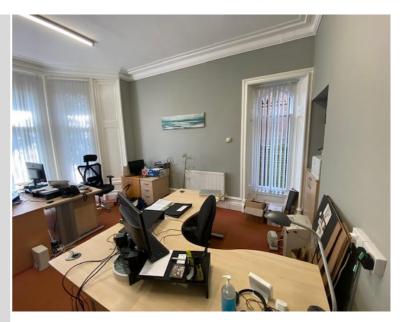
## **TENURE - FREEHOLD**

### **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







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax not the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.