



Hallcroft
Partington
M31 4ED

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

20 Hallcroft
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£175,000

A REALLY SPACIOUS THREE BEDROOM GARDEN TERRACED PROPERTY Benefiting from an off-road parking facility to the front and an enclosed garden to the rear. Two separate reception rooms plus kitchen. Bathroom with shower and separate WC. Gas central heating system-combination boiler. Freehold. Offering excellent potential to 1st time buyers looking to put their own stamp on a property. Also of interest to buy-to-let landlords. Conveniently situated for local amenities. A popular and sought after location. No ongoing vendor chain. Must be viewed to appreciate the potential.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and a UPVC double glazed entrance door with an adjacent window. Stairs lead off to the first floor rooms with a useful storage area below.

Lounge

With a radiator and a window to the front.

Kitchen

With a single drainer sink unit and a range of base and wall cupboard units and working surfaces. Gas point for a cooker, plumbing is provided for an automatic washing machine and there's a window to the rear. Wall mounted combination gas central heating boiler. Space for fridge freezer.

Dining Room

With a radiator and double glazed double doors out to the rear garden.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and a window to the front. Built-in storage space.

Bedroom (2)

With a radiator and two windows to the rear.

Bedroom (3)

With a radiator and a window to the front.

Bathroom

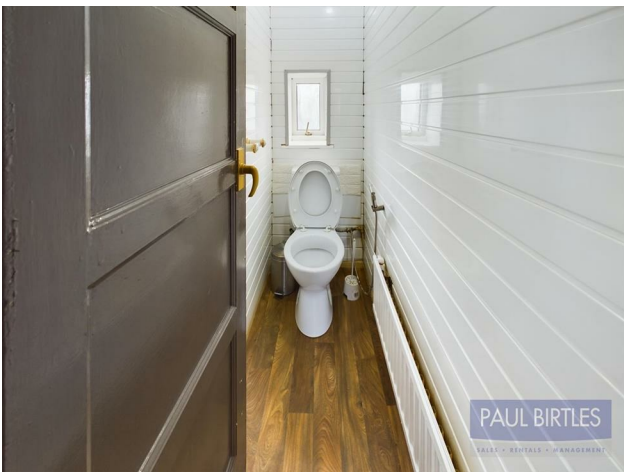
With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower fitted. Tiled decor, radiator and window to the rear.

Separate WC

With a radiator, a low level WC and a double glazed window to the rear.

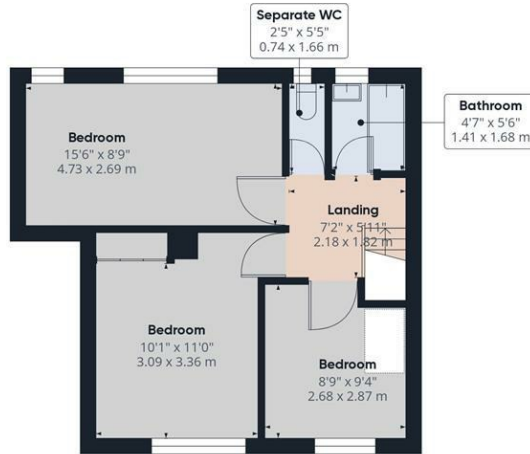
Outside

To the front of the property is an off-road parking facility whilst, to the rear, is an enclosed garden with lawn and a brick outbuilding.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
809.88 ft²
75.24 m²

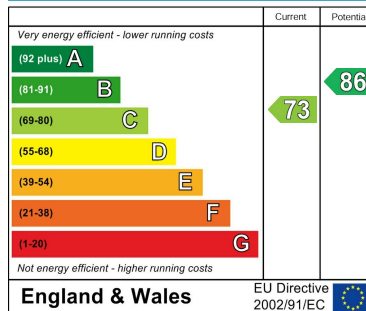
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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