



Nene Road
Partington
M31 4SQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

4 Nene Road
Partington
M31 4SQ



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£360,000

OCCUPYING A GENEROUS CORNER PLOT
on the popular and conveniently situated "Millbank Lock" development by Countryside Properties (UK) Limited. First occupied in late 2022 by our clients and much improved since to include a superbly landscaped back garden, floor coverings throughout etc. A three bed/2 bath, Freehold detached property. NHBC warranty for 10 years from December 2022. Useful ground floor WC. Separate lounge and superb open plan kitchen/dining room with doors and a rear aspect to the gardens. Ensuite facilities to the master bedroom. Well appointed family bathroom with shower. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Double width driveway and a large integral garage. Has to be viewed to appreciate the excellent standard of presentation and the significant expense incurred by the current owners on refinements not provided by the developers specification. A small maintenance fee estimated the end of 2026 will be payable for the upkeep of communal green spaces within the development (circa £95 per annum).

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door, Amtico wood effect flooring and stairs leading off to the first floor rooms. Radiator with decorative cover. Access to:

Downstairs WC

With a wash hand basin, low level WC and a double glazed window to the front. Part tiled decor, radiator and Amtico wood effect flooring.

Lounge

With a radiator, a double glazed window to the front and a double glazed bay window to the side.

Open Plan Kitchen/Dining Room

With a single drainer sink unit with a feature mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating a five ring AEG Induction hob, oven and extractor. Double glazed double doors with fixed side panels provide an outlook over and access to the garden along with three large sky lights incorporating fitted blinds. Amtico wood effect flooring, integrated fridge, freezer and dishwasher. Radiator with decorative cover. Substantial storage area off with plumbing provided for an automatic washing machine and Dryer and utility worktop.

TO THE FIRST FLOOR

Landing

With a radiator and a double glazed window to the rear. Loft access point and substantial storage/wardrobe area off.

Bedroom (1)

With a radiator and a double glazed window to the front. Space for a king size bed along with fitted wardrobe/storage space, Access to :

En-Suite Shower Room

With a walk-in shower compartment, wash hand basin with storage below and a low level WC. Tiled areas, double glazed window to the rear and a chrome ladder radiator along with Amtico wood effect flooring.

Bedroom (2)

With a radiator and a double glazed window to the front. Space for a double bed.

Bedroom (3)

With a radiator and double glazed windows to the side and rear, space for a double bed.

Family Bathroom

With white suite comprising panelled bath, wash hand basin with storage below and a low-level WC. Double glazed window to the front, tiled areas and a chrome ladder radiator. There's an over the bath shower with an anti-splash screen fitted along with Amtico wood effect flooring.

Outside

To the front of the property is a lawned garden with stocked flowerbeds. There's a driveway for off-road parking for two cars that also gives access to an integral garage with power, lighting and an up and over door. The "Baxi" combination gas central heating boiler is located within the garage and there's a rear double glazed exit door to the garden. To the rear of the property is a beautifully landscaped and fully enclosed garden that offers a good degree of privacy. The garden incorporates patio sections and an artificial lawned area. The garden is enclosed by a combination of brick built boundary walls and timber fencing.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1092 ft²
101.6 m²

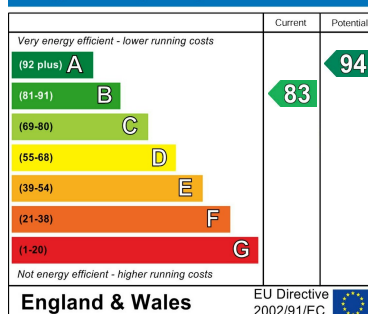
(1) Excluding balconies and terraces

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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