



PAUL BIRTLES

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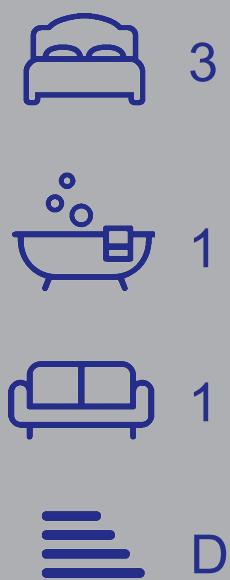
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Hallcroft
Partington
M31 4ED

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£215,000

OCCUPYING A REALLY GOOD SIZED, ENCLOSED PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR AND WITH A DRIVEWAY TO A GARAGE A three bedroom quasi-semi detached property (End in a block of four) with gas central heating system and double glazing. Hall, lounge plus kitchen/ diner. Well appointed shower room/WC. Freehold. Conveniently situated for local amenities. Occupying a popular and sought-after location within easy reach of local amenities. Potential to extend (Subject to any necessary planning consents). No ongoing vendor chain. Has to be viewed to be appreciated.

TO THE GROUND FLOOR:

Entrance Hall

With a feature UPVC double glazed entrance door with a double glazed window adjacent. Stairs lead off to the first floor rooms with storage space below. Radiator.

Lounge

With a radiator and a double glazed window to the front. A coal effect fire is set within a feature fireplace.

Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces with an integrated fridge and freezer. Gas point for a cooker and plumbing is provided for an automatic washing machine. Tiled areas, extractor fan and double glazed window to the rear. Double glazed double doors lead out to the gardens.

TO THE FIRST FLOOR:

Landing

With a radiator and a loft access point.

Bedroom (1)

With a radiator and a double glazed window to the front. Built in cupboards.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the front. Built-in storage cupboard.

Shower Room/WC

With a walk-in shower, wash hand basin and low level WC. Fitted storage cupboards, two double glazed windows to the rear and a chrome ladder radiator. Tiled areas.

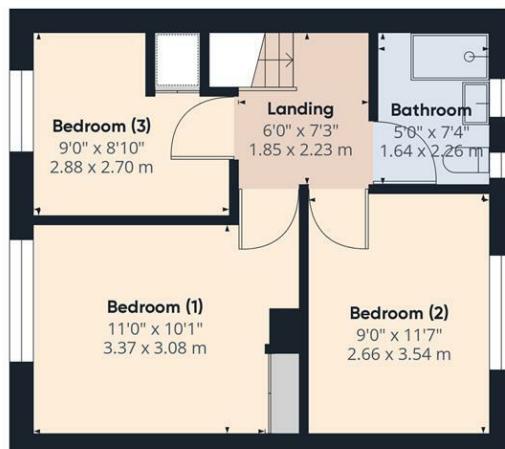
Outside

There are lawned gardens to the front, side and rear of the property, in addition to a driveway that gives access to a detached garage. There's an outside storage facility.





Ground Floor



Floor 1

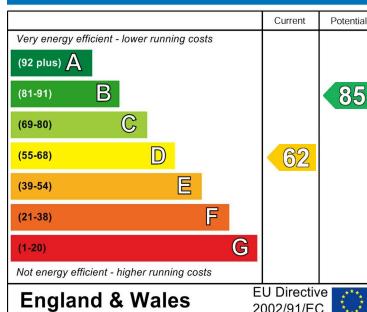
Approximate total area⁽¹⁾790.72 ft²73.46 m²

(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.

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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