# Park Lane

Your Local Estate Agent

Residential & Commercial Property

## 9 Hardwick Road

### Partington, Manchester, M31 4DQ

*NO CHAIN* Park Lane Estate Agents are delighted to offer For Sale this well-presented and sizeable semi-detached house on Hardwick Road, a popular residential road in Partington. The house is situated off Moss Lane and is perfectly positioned for access to a wealth of nearby amenities including schools, shops, transport links and playing parks. The property is warmed by Gas Central Heating and boasts double glazing throughout. There is a sizeable rear garden which is partly lawned. The internal accommodation comprises in summary, entrance hall, lounge, spacious kitchen diner, stairs to the first-floor landing, family bathroom, master bedroom, second bedroom, third bedroom. Externally, the property boasts off-road parking, front garden and a sizeable rear garden which is part-lawned with two brick-built storage sheds and paved patio area.

**Offers In The Region Of £240,000**

# 9 Hardwick Road

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- NO CHAIN
- FRONT AND REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SPACIOUS KITCHEN/DINER
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- OFF ROAD PARKING
- BATH WITH OVERHEAD SHOWER

**ENTRANCE HALL**

11'04" x 6'38" (3.45 x 2.79)

**LOUNGE**

12'50" x 12'58" (4.93 x 5.13)

**KITCHEN DINER**

19'30" x 10'33" (6.55 x 3.89)

**FAMILY BATHROOM**

7'36" x 5'43" (3.05 x 2.62)

**MASTER BEDROOM**

12'74" x 10'11" (5.54 x 3.33)

**SECOND BEDROOM**

11'56" x 8'75" (4.78 x 4.34)

**THIRD BEDROOM**

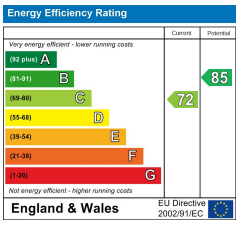
8'88" x 9'48" (4.67 x 3.96)

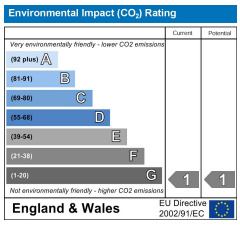
**EXTERNALLY**

**Directions**

## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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