



HARDWICK ROAD
PARTINGTON

£275,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

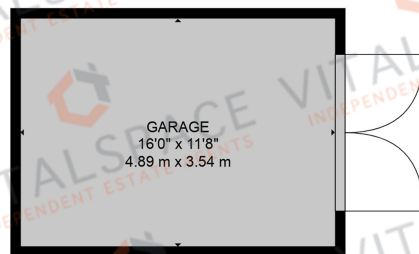
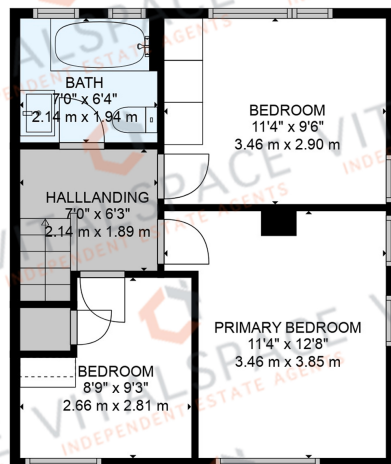
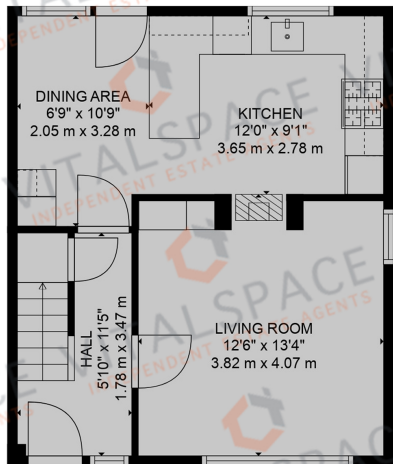


Hardwick Road, Partington, M31 4DT

****VIDEO TOUR** - **IMMACULATE PRESENTATION** - **NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS is pleased to offer for sale this well presented, recently refurbished THREE BEDROOM end terrace home located on a quiet road just off Moss Lane in Partington. Perfectly situated within walking distance of Partington shopping centre, Broadoak High School and Partington sports village, this property has been updated by our client to provide tastefully presented accommodation throughout. The ground floor boasts an warm and welcoming entrance hallway leading to a spacious living room with bespoke shelving and a feature dual fronted wood burning fire. The hub of this home is the recently installed, contemporary dining kitchen which features an open plan layout with shaker style cabinetry, butcher block worksurfaces, a breakfast bar and a range of integrated appliances. Upstairs, a spacious landing leads to three well proportioned bedrooms, each benefiting from large windows and an abundant of natural light. Additionally, a modern fitted three piece tiled bathroom offers a sleek and functional space with black accent fittings. Externally, this property is positioned behind large hedgerow boundaries creating added privacy, accessed via a gated driveway providing ample off road parking facilities. A lawned garden and raised decked patio offers a perfect space for alfresco dining during those summer months alongside a concrete garage for additional storage or workshop space. Further benefits of this property include a part boarded loft with lighting, uPVC double glazing, gas central heating and scope to extend subject to obtaining any necessary planning permission. This exceptional home is perfectly positioned for first time buyers or families seeking a semi-rural setting whilst also benefiting from easy access to the major motorway links. An internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three spacious bedrooms
- End terrace property
- Large corner plot
- No onward chain
- Driveway and garage
- Immaculate condition
- Comprehensively Updated
- Open plan dining kitchen
- Luxury tiled bathroom
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 3 years

How old is the boiler and when was it last inspected? Gas central heating - last serviced 15/03/2024

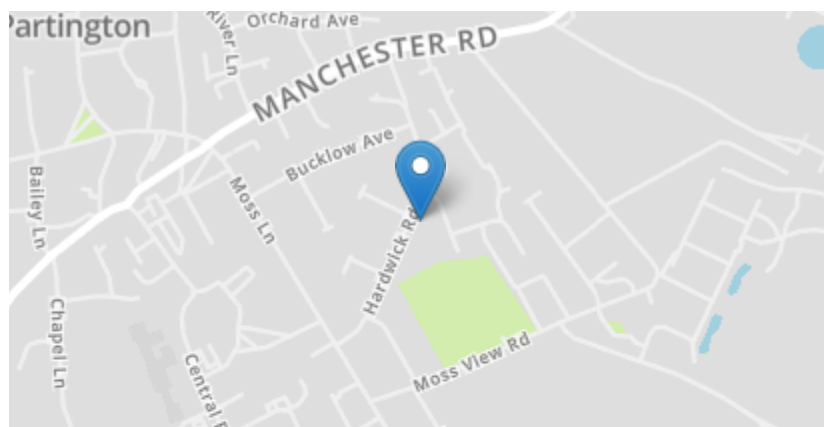
When was the property last rewired? Small additions to kitchen electrics in 2022

Which way does the garden face? South facing rear garden / West facing side garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Going travelling

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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