



DUNNOCK ROAD
PARTINGTON

£250,000

-  2 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



Dunnock Road, Partington, M31 4RU

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this stunning, recently built TWO DOUBLE BEDROOM semi detached property situated within minutes walk of Partington Village centre offering the perfect blend of rural serenity with city convenience. Forming part of the Heath Farm development, built in 2022 by Linden Homes, this property has been designed to the highest specification, complimented further by a modern fitted kitchen and a beautiful, landscaped rear garden. Arranged over two spacious floor, this attractive home briefly comprises; a welcoming entrance hallway, a contemporary kitchen fitted with a host of wall and base units with contrasting worksurfaces and appliances finished in stainless steel. A generously sized living/dining room creates a sociable space, a large, bright area providing direct access into the garden through double uPVC doors. A conveniently placed downstairs WC can be accessed via the entrance hallway and completes the ground floor accommodation. Stairs rise to the first floor level where a shaped landing provides entry into two well proportioned bedrooms alongside a modern tiled three piece family bathroom with a shower over bath combination. Externally, this property is situated on a generous plot with a pleasant front garden and pathway leading up to the entrance door. A private driveway can be found to the side of the property, offering excellent off road parking facilities. To the rear there is a paved patio area with a lawned garden beyond with timber fenced boundaries. As mentioned, this property is conveniently situated within easy reach of Partington Village Centre with its excellent range of shops and general services. For commuters, the property is positioned within close proximity to the motorway network. This exciting property gives a purchase the opportunity to live in a recently built home positioned in sought after area. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.

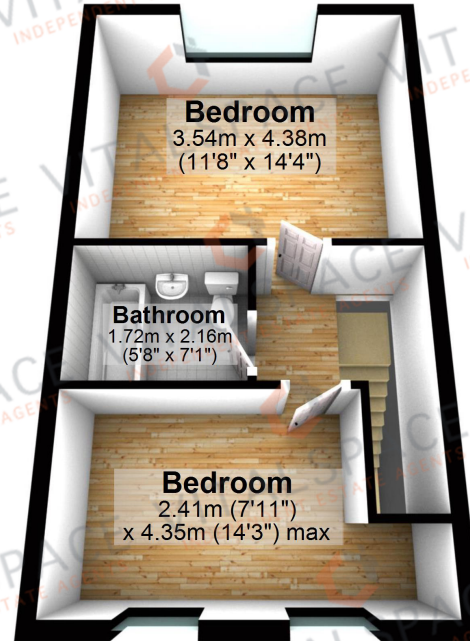




Ground Floor



First Floor



Features

- Two double bedrooms
- Semi detached property
- Built in 2022
- Impressive specification
- Large rear garden
- Modern fitted kitchen
- Downstairs WC
- NHBC New Homes Warranty
- Excellent first home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? When built 2022

How old is the boiler and when was it last inspected? Gas central heating - Ideal Logic

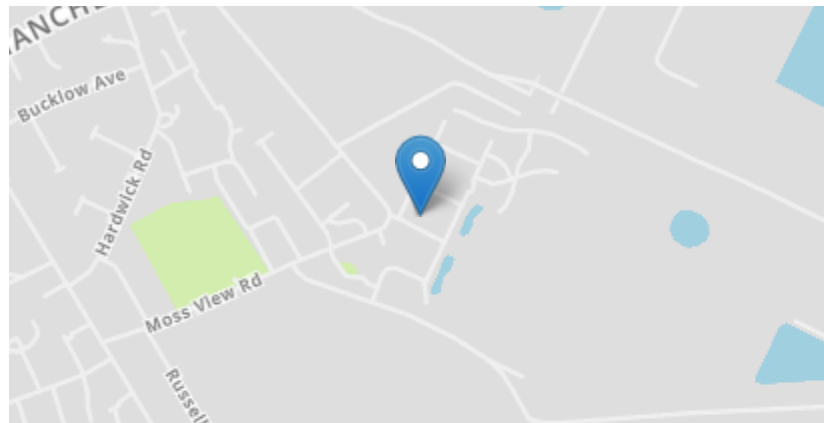
When was the property last rewired? When built 2022

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? Upsize

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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.