

POLLARD SQUARE
PARTINGTON

£225,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

EPC GRADE:- D

VITALSPACE
INDEPENDENT ESTATE AGENTS







Pollard Square, Partington, M31 4DG

NO ONWARD CHAIN - **VIDEO TOUR** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well-balanced and thoughtfully arranged three-bedroom home, offering light-filled accommodation extending to approximately 806 sq ft (74 sq m), with a detached external store and well-proportioned living spaces suited to modern family life. The ground floor is arranged around a generous dual-purpose reception room, providing ample space for both seating and entertaining. To the rear, the kitchen enjoys an open connection to the dining area, creating a sociable space with direct access to the garden while offering excellent scope for further enhancement, if desired. To the first floor, the spacious accommodation comprises three comfortable bedrooms, including a well-proportioned principal bedroom, all served by a family bathroom. The layout provides flexibility for those requiring guest accommodation, children's bedrooms or a dedicated home office. Externally, this property enjoys a generous rear garden, offering excellent outdoor space and exciting scope for enhancement. Subject to any necessary planning consents, the substantial garden plot presents excellent potential to extend, making it an ideal opportunity for buyers looking to create a larger family home in future years. The garden is mainly laid to lawn, with a paved patio adjoining the rear of the house, a pathway leading through the garden, mature trees and established boundary planting providing a pleasant green backdrop, and fenced boundaries ensuring privacy. A brick built store offers useful ancillary space for storage, hobbies or bicycles. Combining practical accommodation with excellent potential to personalise, the property represents an attractive opportunity for a range of purchasers seeking a home in this well established residential setting. Contact VitalSpace Estate Agents for further information.











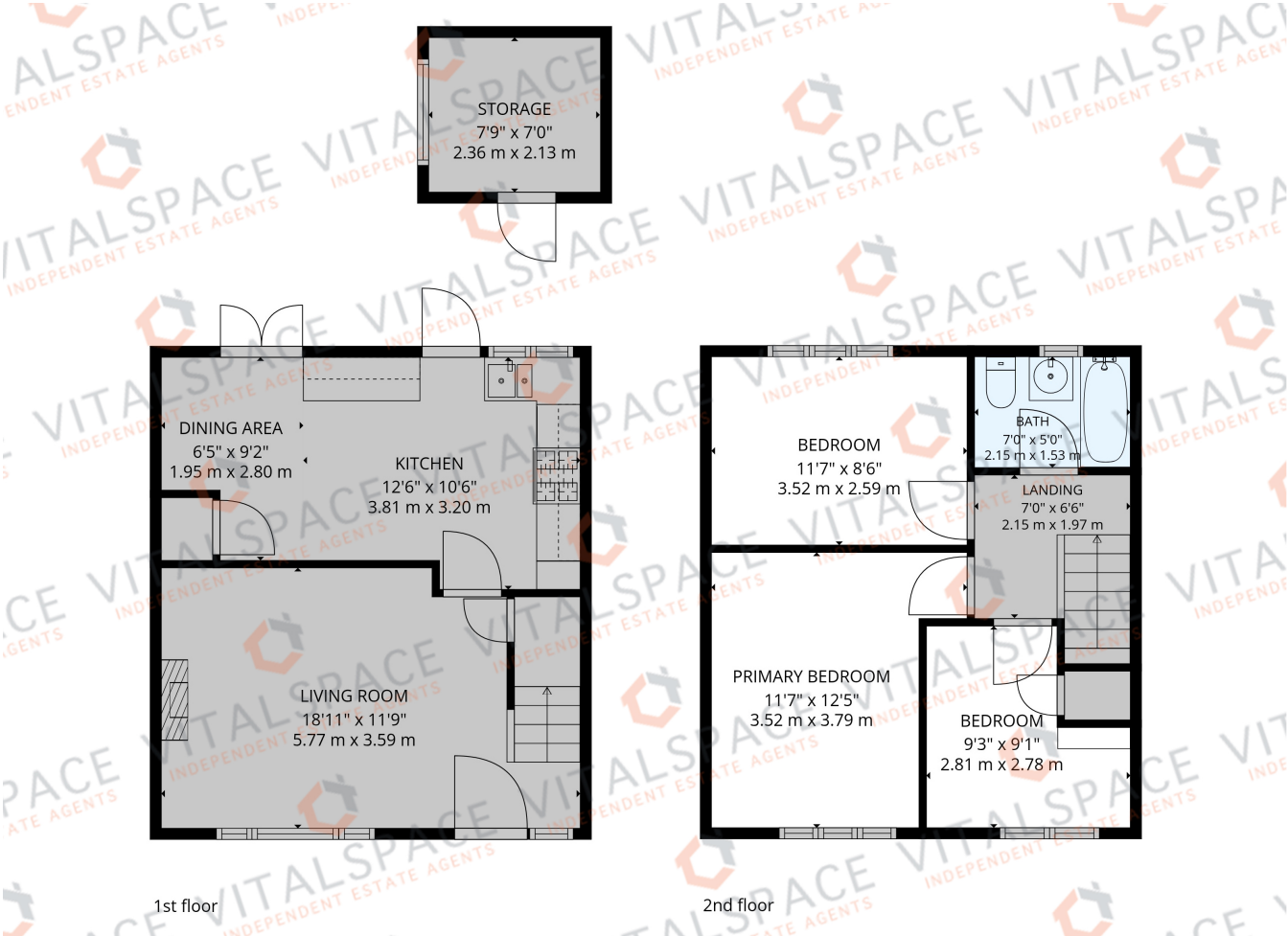


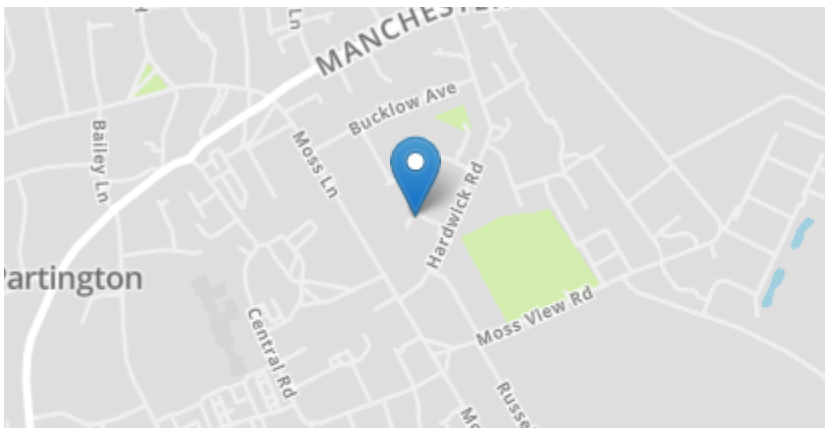


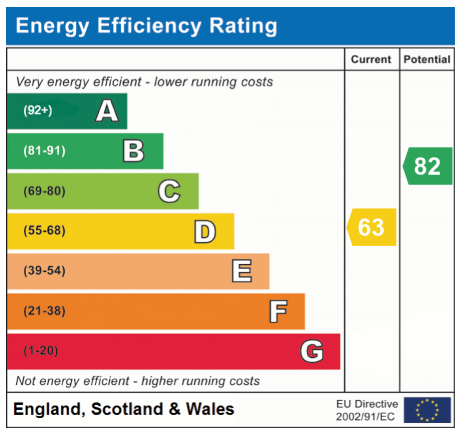












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Features

- Three spacious bedrooms
- End of terrace property
- No onward chain
- 74 Sqm / 806 Sqft
- Large private garden
- Open plan dining kitchen
- Quiet Partington location
- Gas central heating
- Excellent first home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 18 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating, 17 July 2025

When was the property last rewired? Electrical Installation Condition Report completed 29 July 2025

Which way does the garden face? East facing rear garden

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

Reasons for sale of property? Sale of buy to let property

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.

VITALSPACE
INDEPENDENT ESTATE AGENTS

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