



GRASMERE ROAD
PARTINGTON

£240,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



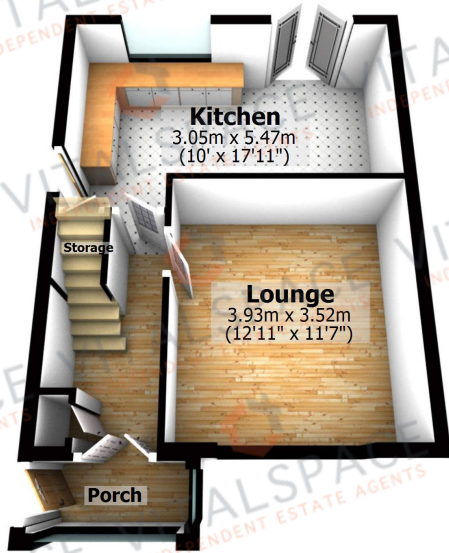
Grasmere Road, Partington, M31 4PF

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this fantastic **THREE BEDROOM** semi detached property located on a larger than average plot offering spacious accommodation throughout. Benefiting from uPVC double glazing and gas central heating, this well presented property briefly comprising; entrance porch, entrance hallway, good sized living room and a fitted kitchen which opens into a dining area. Access into a covered porch can be obtained via the kitchen which then leads into the garage and front / rear gardens. To the first floor there are three well proportioned bedrooms and a three piece family bathroom. Externally the property benefits from an enclosed front garden with a gated block paved driveway whilst to the rear, a low maintenance landscaped garden can be found which is mainly paved with shaped gravel area's and a raised decked patio area. This attractive family home is located within easy walk of Partington town centre close to the shopping centre, our Lady of Lourdes Catholic Primary School 0.2 miles and Broadoak School 0.4 miles. Partington benefits from easy access to Lymm, and is only a few minutes drive to the M60 motorway. Internal viewing highly recommended to fully appreciate all this property has to offer.





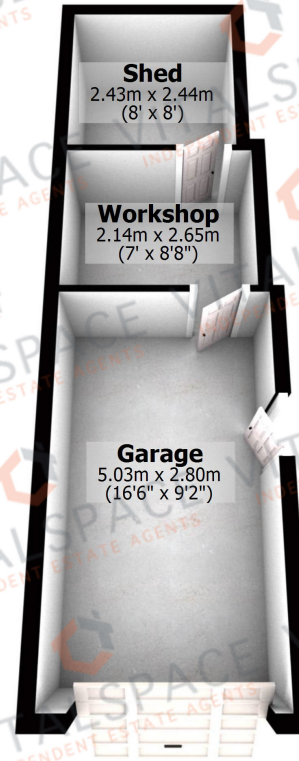
Ground Floor



First Floor



Outbuilding



Features

- Three Bedrooms
- Semi detached
- Gas central heating
- uPVC Double Glazing
- Detached garage
- Large rear garden
- Gated driveway
- No onward chain
- Move in condition
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Yes, during previous ownership

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

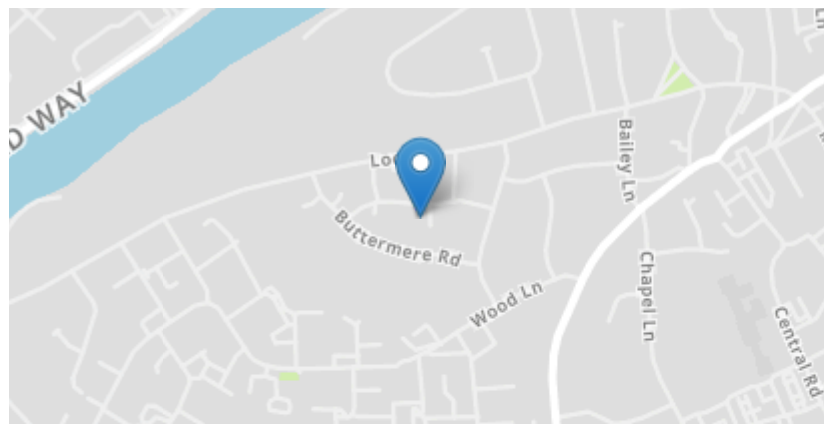
When was the property last rewired? Unsure

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Move to a part commercial, part residential 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	73	
(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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