



BEST
ESTATE AGENT GUIDE
AWARDS 2025

TOP 500

SALES & LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS



DANE AVENUE
PARTINGTON

£280,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



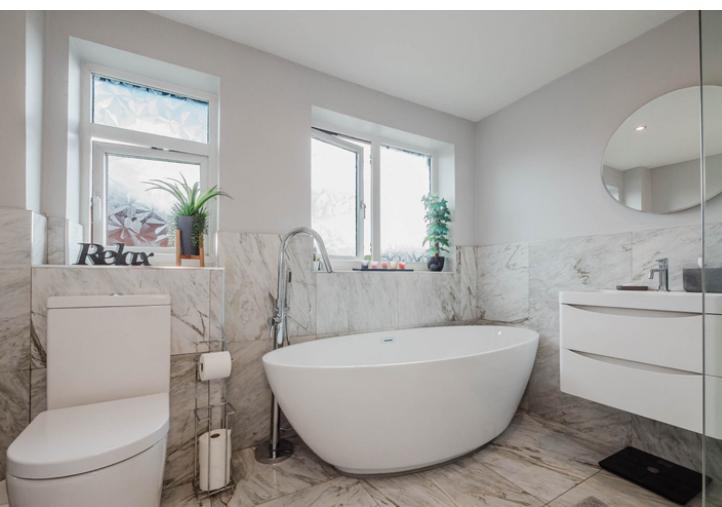
VITALSPACE
INDEPENDENT ESTATE AGENTS

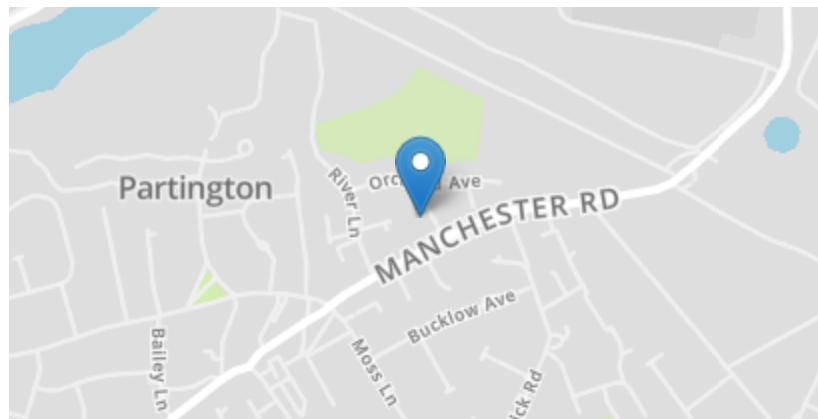
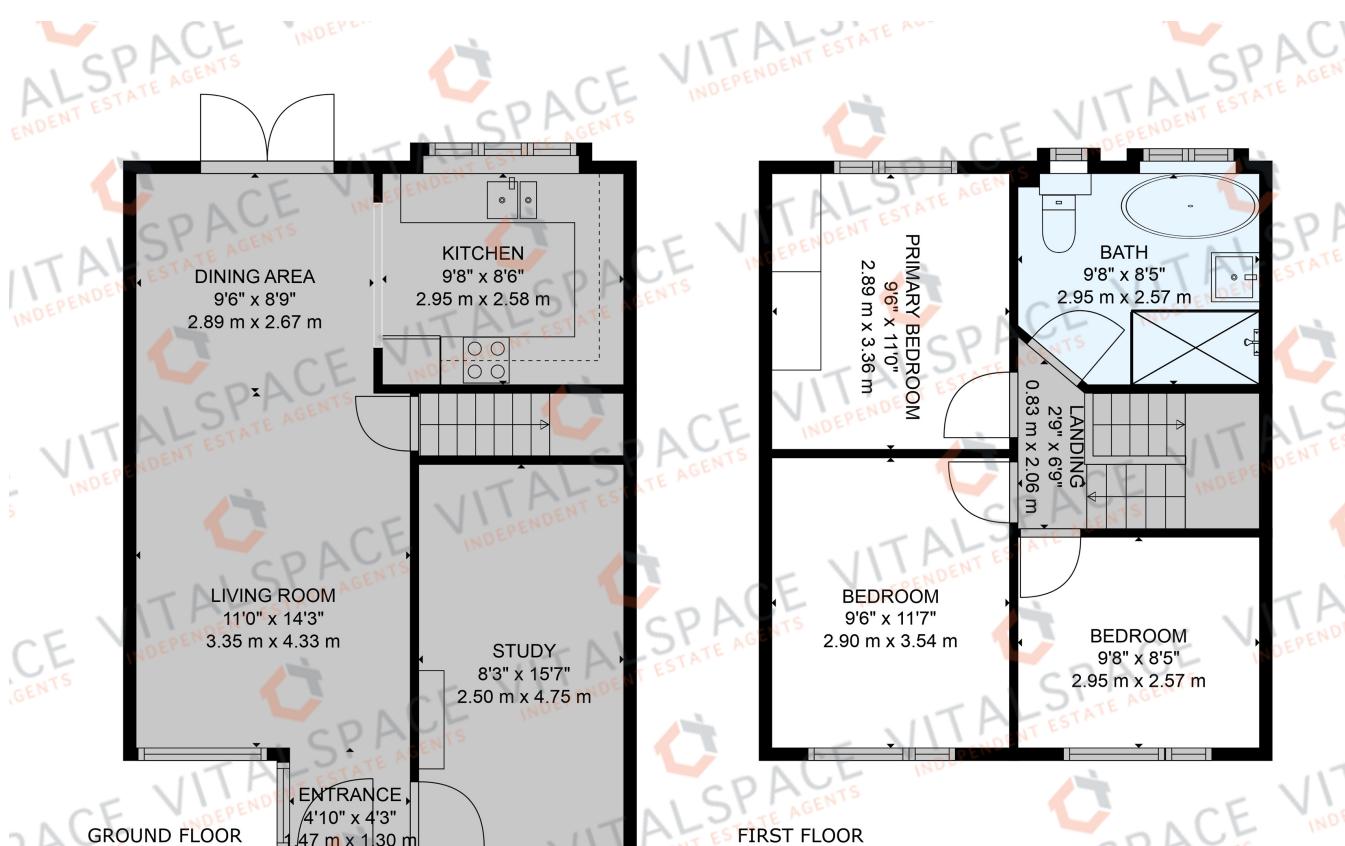


Dane Avenue, Partington, M31 4GB

VIDEO TOUR - **IMMACULATE CONDITION** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented, extended THREE DOUBLE BEDROOM semi detached property situated on Dane Avenue, a quiet Partington cul-de-sac. In brief this spacious, tastefully decorated property comprises; a generously sized living room with a large window to the front elevation which leads into a well proportioned dining room with double doors opening out into the landscaped rear garden. The dining area flows seamlessly into an impressive kitchen fitted with a host of high gloss handleless wall and base units with Corian worksurfaces, under counter lighting, contrasting splash back tiling and a selection of integrated appliances. A converted garage provides a further reception room, ideal for use as a playroom, office or sitting room and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three generously sized double bedrooms and a luxury four piece bathroom with a feature roll top bath and a separate walk in shower. Externally, to the front of the property, a large paved driveway can be found which provides off road parking. To the rear there is a good sized, beautifully landscaped garden with timber fence boundaries. The garden itself is laid with artificial grass with two large raised timber patio area's ideal for alfresco dining during those summer months. Located in the heart of Partington and within walking distance of the shopping centre, Broadoak High School and Partington sports village. Partington also benefits from easy access to Lymm and is only a few minutes drive to the M60 motorway. An internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents for further information.







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.

Features

- Three double bedrooms
- Semi detached property
- Immaculate Condition
- Two reception rooms
- Contemporary kitchen
- Luxury tiled bathroom
- Quiet cul de sac location
- Landscaped rear garden
- Driveway parking
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 5 years

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

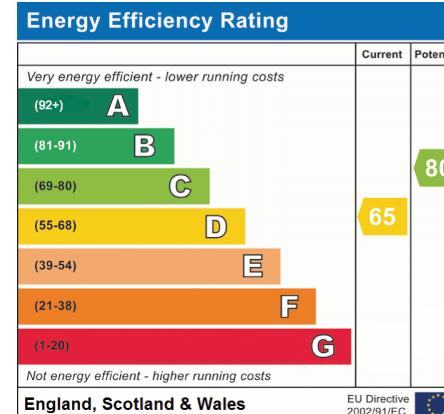
Tenure: Leasehold - Ground Rent £18.00 per annum

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Garage converted - pre ownership

Reasons for sale of property? Move to Urmston

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.



Tel: 0161 747 7807
Email: urmston@vitalspace.co.uk
Web: www.vitalspace.co.uk
22 Flixton Road, Urmston,
Manchester, M41 5AA



VITALSPACE
INDEPENDENT ESTATE AGENTS