



AWARDED FOR
MARKETING | SERVICE | RESULTS



ENNERDALE ROAD
PARTINGTON

£260,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

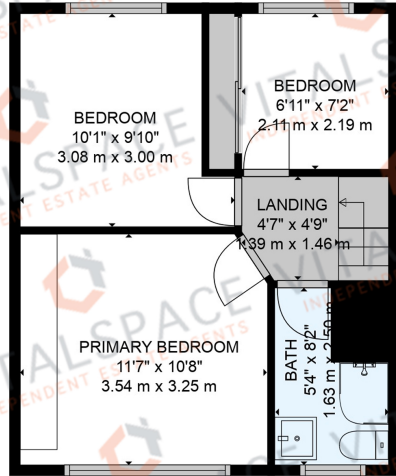
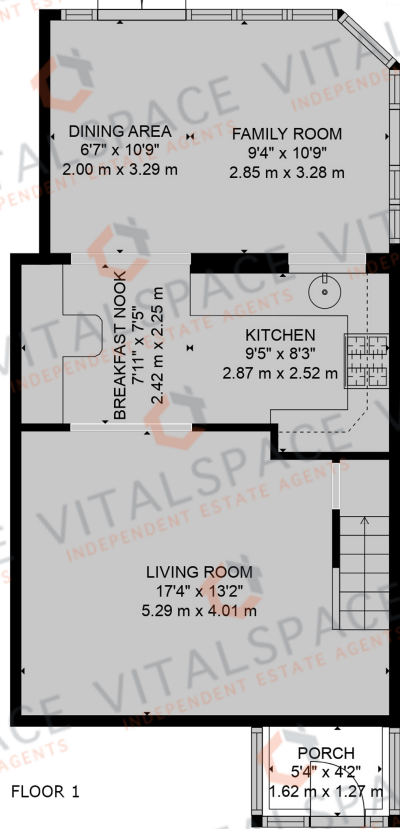


Ennerdale Road, Partington, M31 4WD

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented THREE BEDROOM semi detached property situated on the always popular Ennerdale Road in Partington. This property is sure to be perfect for any growing family and in brief, the attractive accommodation comprises; a welcoming entrance porch, a generously sized living room which opens into a modern breakfast kitchen complete with a host of high gloss wall and base units with contrasting splash back tiling and water filled underfloor heating. The breakfast kitchen area leads into an impressive uPVC conservatory with double doors opening out into the landscaped rear garden. To the first floor there are three well proportioned bedrooms and a contemporary three piece shower room. Externally, to the front of the property, a driveway can be found which provides ample off road parking facilities and leads to the side and rear of the property. To the rear, without doubt, one of the main attracting features of this property is the sizeable, landscaped west facing garden which is mainly lawned garden with a gravel area beneath a timber pergola creating an ideal space for alfresco dining during those Summer Months. A detached garage can also be found to the rear with power and lighting, ideal for dry storage or use as a utility room. Further benefits of this updated property include gas central heating and uPVC double glazing throughout. Located in the heart of Partington 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 or to arrange an internal inspection.







Features

- Three bedrooms
- Semi detached property
- Poplar quiet location
- Extended accommodation
- Underfloor heating
- Large uPVC conservatory
- Open plan living
- uPVC double glazing
- Established rear garden
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 24 years

How old is the boiler and when was it last inspected? Gas central heating - serviced July 2023

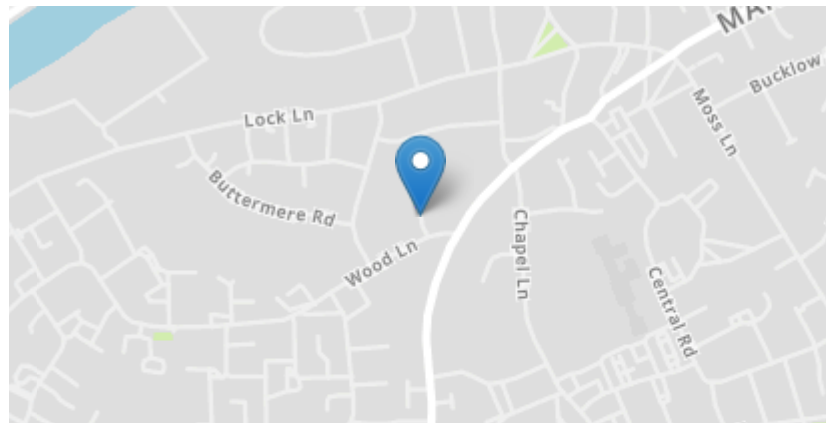
When was the property last rewired? Re-wire in 2000

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Conservatory in 2005

Reasons for sale of property? Change of location

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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