



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

WARBURTON LANE
PARTINGTON

£180,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



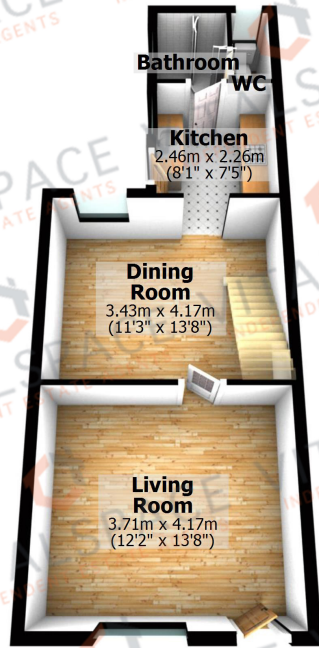
Warburton Lane, Partington, M31 4WJ

****NO ONWARD CHAIN**** - VitalSpace Estate Agents are delighted to offer for sale this immaculately presented, TWO BEDROOM end garden terraced property situated on the ever popular Warburton Lane in Partington. This attractive property offers spacious accommodation throughout and benefits from uPVC double glazing and gas central heating. This attractively presented period home briefly comprises; large 13ft living room, a generously sized dining room which opens into a fitted kitchen. A contemporary shower room and separate WC can also be found to the ground floor. To the first floor there are two well proportioned double bedrooms, the master benefiting from a range of fitted wardrobes. Externally to the front and side, a large enclosed mainly lawned garden can be found with gated off road parking. The side garden itself comes complete with a host of mature bushes and trees providing a secluded feel. To the rear, a west facing garden can be accessed from the kitchen and provides an ideal space for a table and chairs during those summer months. 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.





Ground Floor



First Floor



Features

- Two double bedrooms
- End terrace home
- Gas central heating
- Gated driveway parking
- Secluded rear garden
- Popular location
- Viewing recommended
- No onward chain

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? 2021

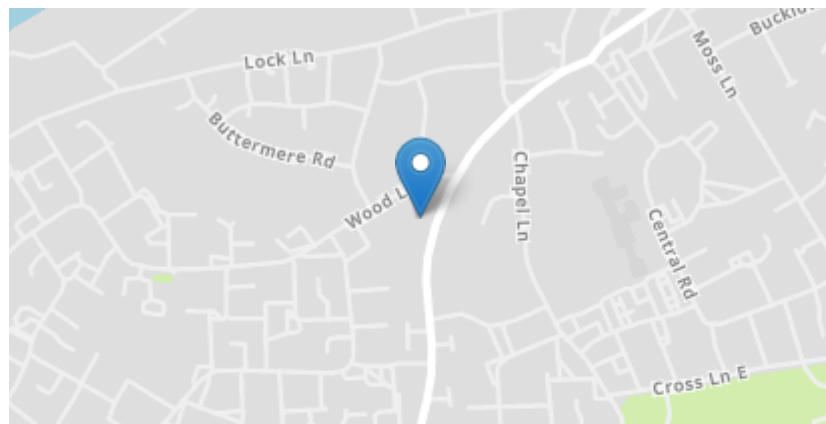
When was the property last rewired? Unknown - not since ownership

Which way does the garden face? West 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

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		87
(69-80)	C		
(55-68)	D	58	
(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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