



THIRLMERE ROAD  
PARTINGTON

£95,000



NO CHAIN



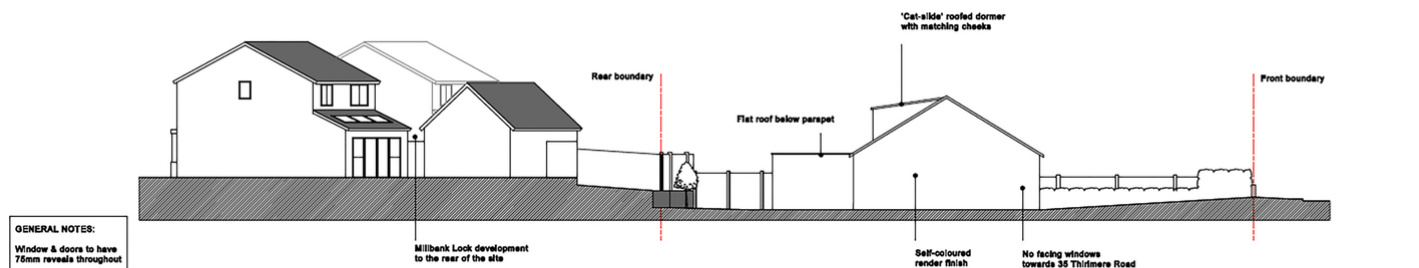
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



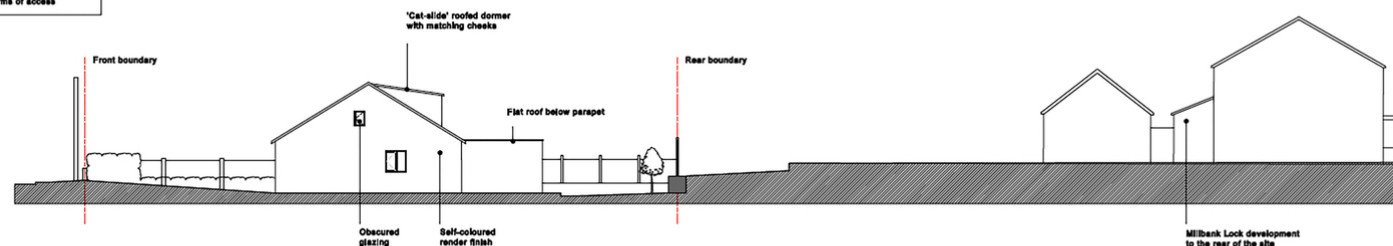


# Thirlmere Road, Partington, M31 4PR

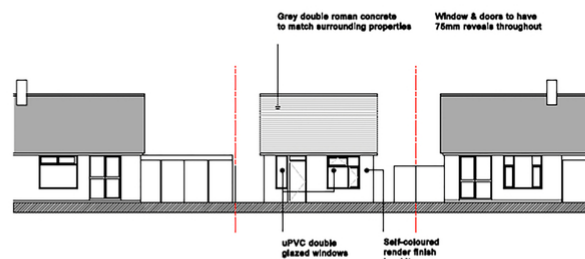
**\*\*DEVELOPMENT OPPORTUNITY\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale a rare opportunity to acquire a development site occupying a favourable location on a quiet Partington road. This development opportunity benefits from full granted planning permission for the erection of of single storey detached dormer bungalow with new vehicle access (Application Number: 114536/FUL/24). Benefiting from foul and surface water connections and timber fenced boundaries, this site has been stoned in readiness for construction to commence. Positioned on arguably the most favoured road in Partington, any developer can be sure the finished property would be extremely desirable. Situated on an established residential road, this site is perfectly placed to enjoy the ever growing amenities 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. Full plans available upon request. Contact VitalSpace Estate Agents for further information.



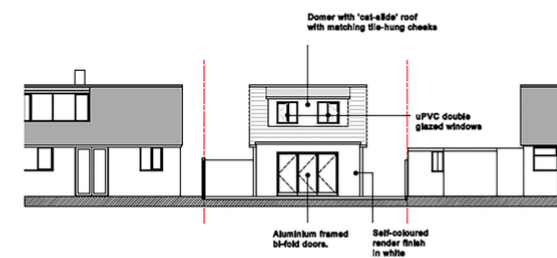
Elevation to 35 Thirlmere Road



Elevation to 37 Thirlmere Road

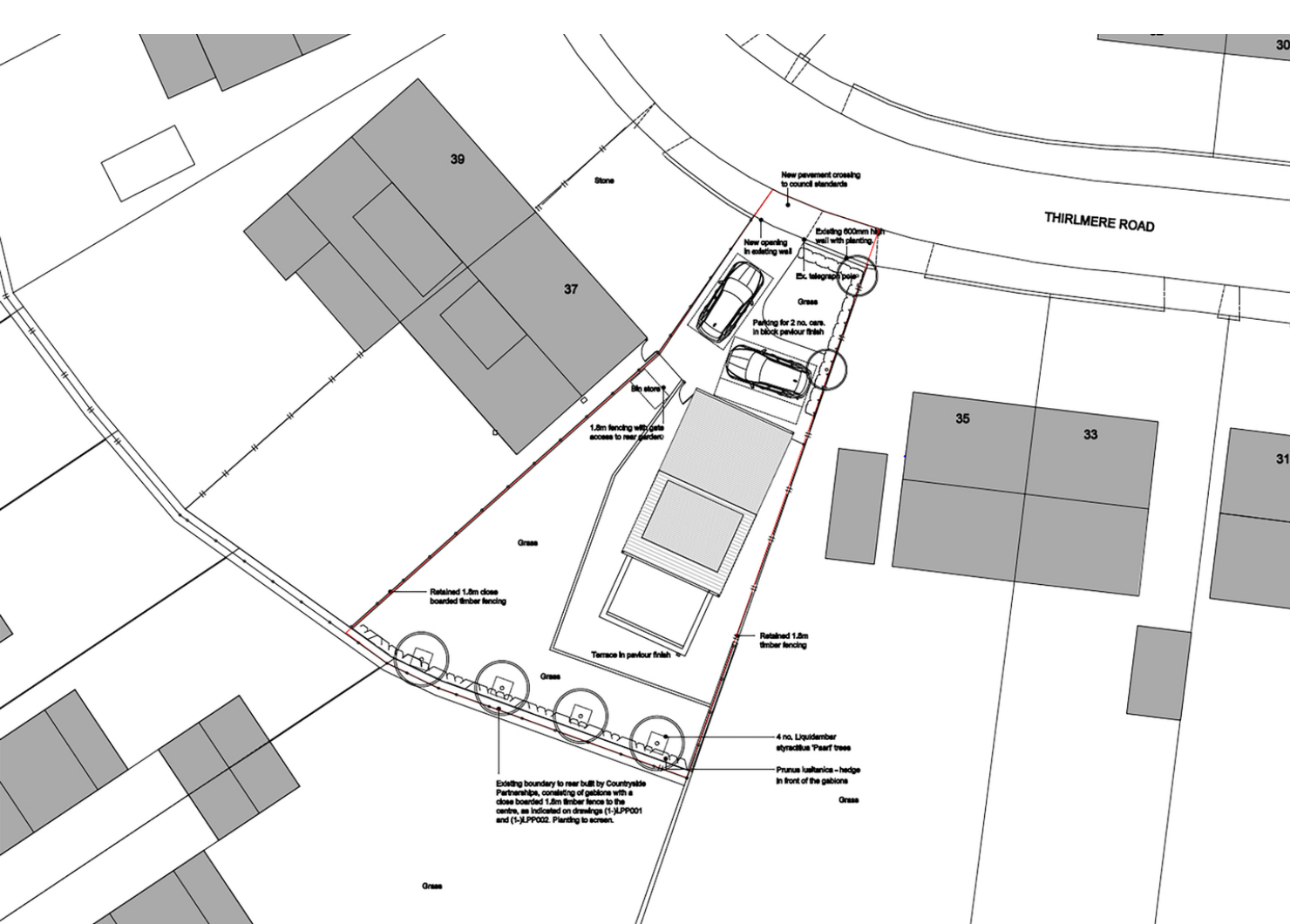


Elevation to Thirlmere Road



Elevation to Garden



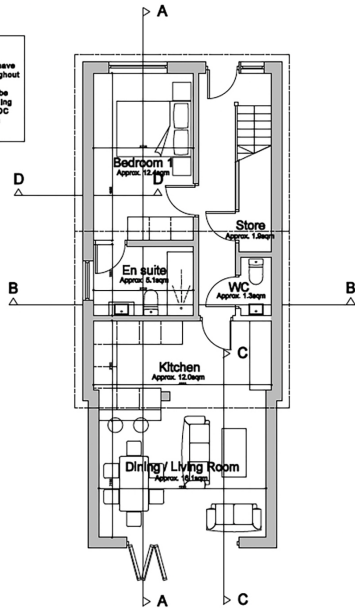


## Features

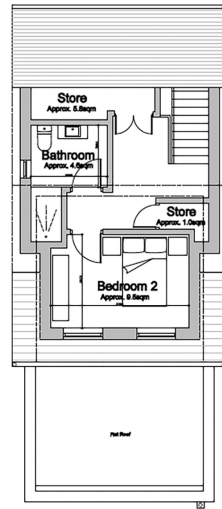
- Building plot
- Popular Partington road
- Excellent opportunity
- Build your own home
- Full planning permission
- Ideal for developers
- Enquiry recommended
- Convenient location
- Enquiries recommended
- Application Number 114536/FUL/24

## Frequently Asked Questions

**GENERAL NOTES:**  
Window & doors to have 75mm reveals throughout  
Level accesses will be provided & the dwelling will comply with ADQC M4(2) Internally & in terms of access



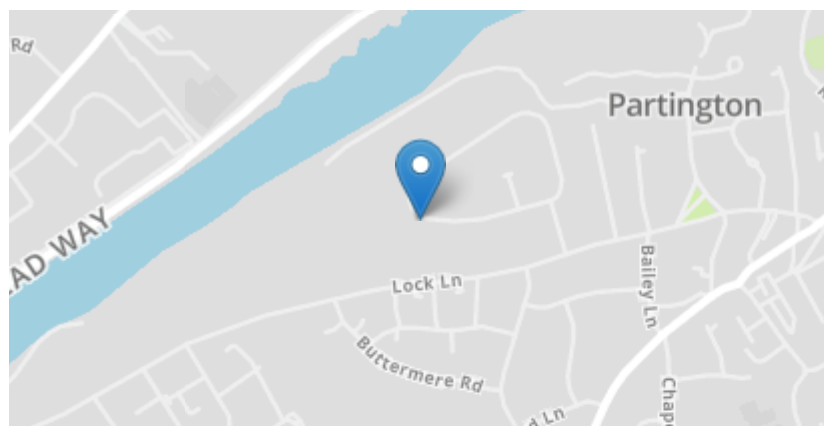
Ground Floor Plan



First Floor Plan



Roof Plan



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