



LOCK LANE  
PARTINGTON

£165,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



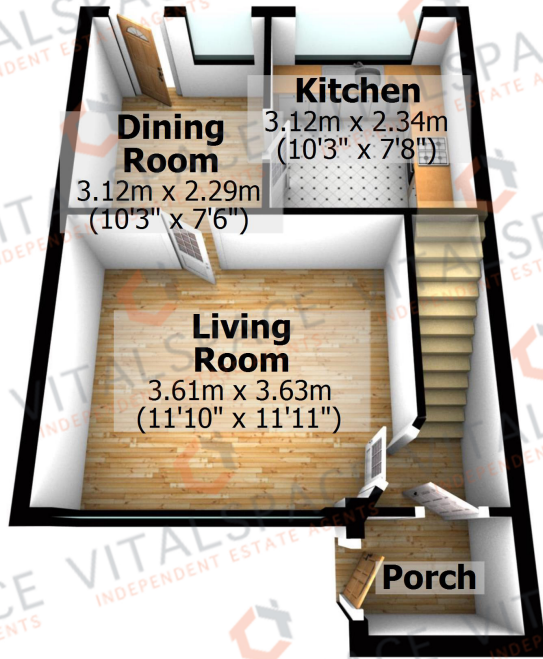
## Lock Lane, Partington, M31 4PJ

**\*\*EXCELLENT BUY TO LET\*\*** - VitalSpace Estate Agents are pleased to offer for sale this fantastic TWO DOUBLE BEDROOM mid terraced property located on a desirable Partington road offering spacious accommodation throughout. Benefiting from uPVC double glazing and central heating, this recently updated property offers well presented accommodation which briefly comprises; Entrance porch, living room, a dining room and a separate modern fully fitted kitchen. To the first floor there are two well proportioned bedrooms and a modern white three piece bathroom. Externally to the front there is an enclosed lawned garden with newly fenced boundaries whilst to the rear, a south facing garden can be found with a paved patio and shaped lawned garden. Located in the heart of Partington town centre within walking distance of the recently built shopping centre and next to Our Lady of Lourdes Catholic Primary School. 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.





## Ground Floor



## First Floor



## Features

- Two double bedrooms
- Mid terrace property
- Overlooking school fields
- Recently updated
- Gas central heating
- uPVC Double Glazing
- Ideal First Time Purchase
- Excellent buy to let
- Private rear garden
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2017

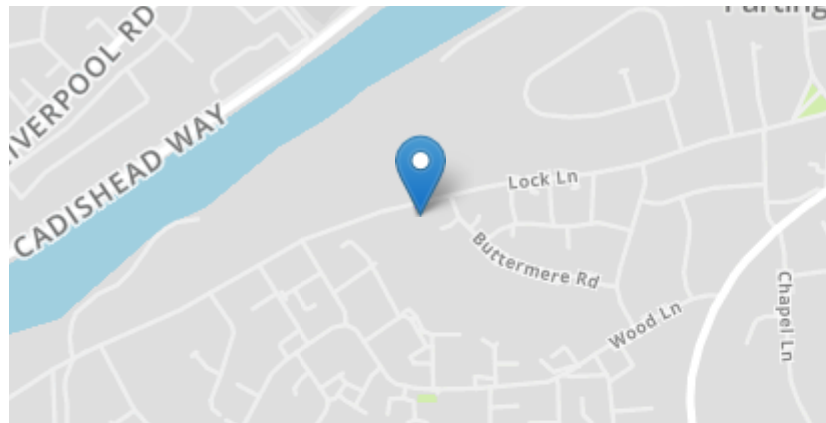
How old is the boiler and when was it last inspected?  
Inspected annually

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Sale of rental property

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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