



RUSSELL ROAD
PARTINGTON

OFFERS OVER

£265,000

 3 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 VIDEO TOUR



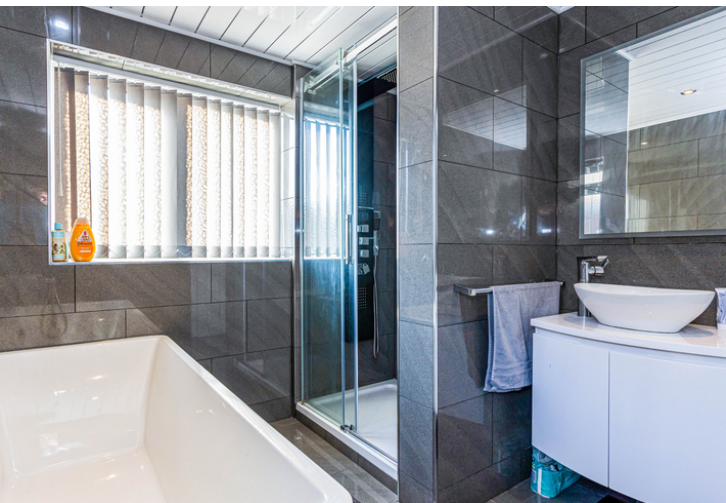
VITALSPACE
INDEPENDENT ESTATE AGENTS



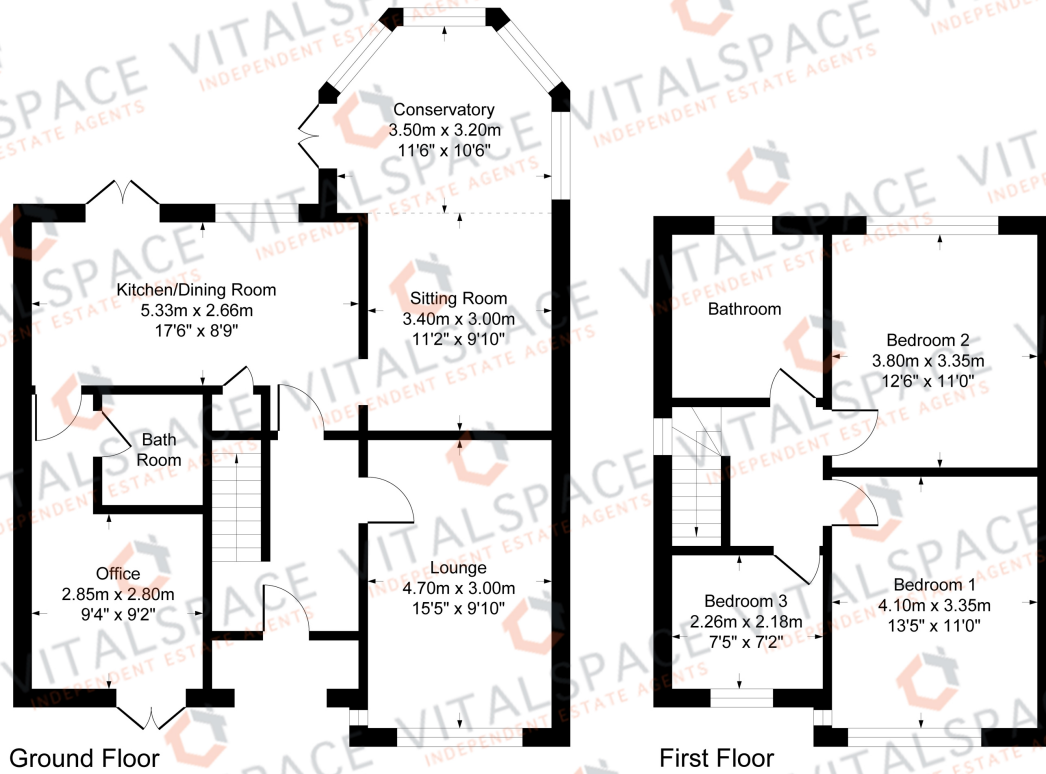
Russell Road, Partington, M31 4DZ

****VIDEO TOUR** - **IMPRESSIVE OPEN PLAN BREAKFAST KITCHEN** -
****EXTENDED ACCOMMODATION** -** VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented, extended THREE BEDROOM semi detached property situated on a quiet Partington road just off Moss Lane. In brief this spacious, tastefully decorated property comprises of a warm and welcoming entrance hallway, a good sized bay fronted living room, an impressive open plan breakfast kitchen with double doors opening out into the rear garden. The kitchen itself comes complete with a range of high gloss wall and base units with contrasting worksurfaces with a breakfast bar providing space for seating. The kitchen area leads through into an extended study/office room with the added benefit of a downstairs shower room. A well proportioned sitting room and a uPVC double glazed conservatory can also be found on the ground floor level. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a contemporary tiled four piece bathroom with a separate shower. Externally, to the front of the property, a driveway provides off road parking alongside a shaped lawned garden with fenced boundaries. To the rear there is a good sized, beautifully landscaped garden which is mainly laid to lawn with a paved patio area ideal for alfresco dining during those Summer Months. Further benefits of this desirable family home include an electrical re-wire 5 years ago, gas central heating and uPVC double glazing. Located 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.**





Approximate Gross Internal Area = 1322 sq ft / 123 sq m



This Plan is for layout guidance only. Not drawn to scale unless states, windows and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Features

- Three Bedrooms
- Semi detached property
- Gas central heating
- Impressive breakfast kitchen
- Immaculate Condition
- Four reception rooms
- Downstairs shower room
- Quiet Partington location
- Landscaped rear garden
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 5 years

Tenure: Leasehold - Ground rent of £10 per year

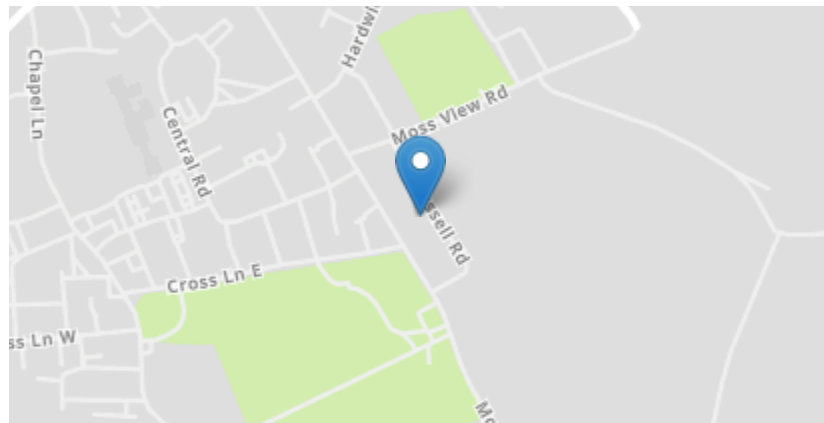
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Yes, 5 years

Which way does the garden face? South facing

Are there any extensions and if so when were they built? Yes, side extension 3 years ago

If you would like to submit an offer on this property, please visit our website - 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	49	
(21-38)	F		
(1-20)	G		71
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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