



HALL LANE
PARTINGTON

£220,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Hall Lane, Partington, M31 4PY

****NO CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to bring to the sales market this well presented THREE BEDROOM semi detached property set on a popular, quiet Partington road. Benefiting from a modern fitted kitchen, uPVC double glazing and gas central heating, in brief the spacious accommodation comprises; entrance hallway, a useful downstairs WC, an 18ft bay fronted living/dining room and a modern fitted kitchen with access into the rear garden. To the first floor there are THREE good sized bedrooms and a modern fitted bathroom suite. Externally there is a lawned front garden alongside a driveway which provides off road parking. To the rear, an extremely large west facing rear garden can be found with a useful garage suitable for dry storage space. Located within easy reach 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. Offered for rental on an unfurnished basis, an internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents on for further information.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Popular location
- Large rear garden
- uPVC double glazing
- Scope to update
- No onward chain
- Newly decorated throughout
- Ideal first home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? No

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

When was the property last rewired? No - EICR report in place

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let property

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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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