



WARBURTON LANE
PARTINGTON

£165,000



2 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC

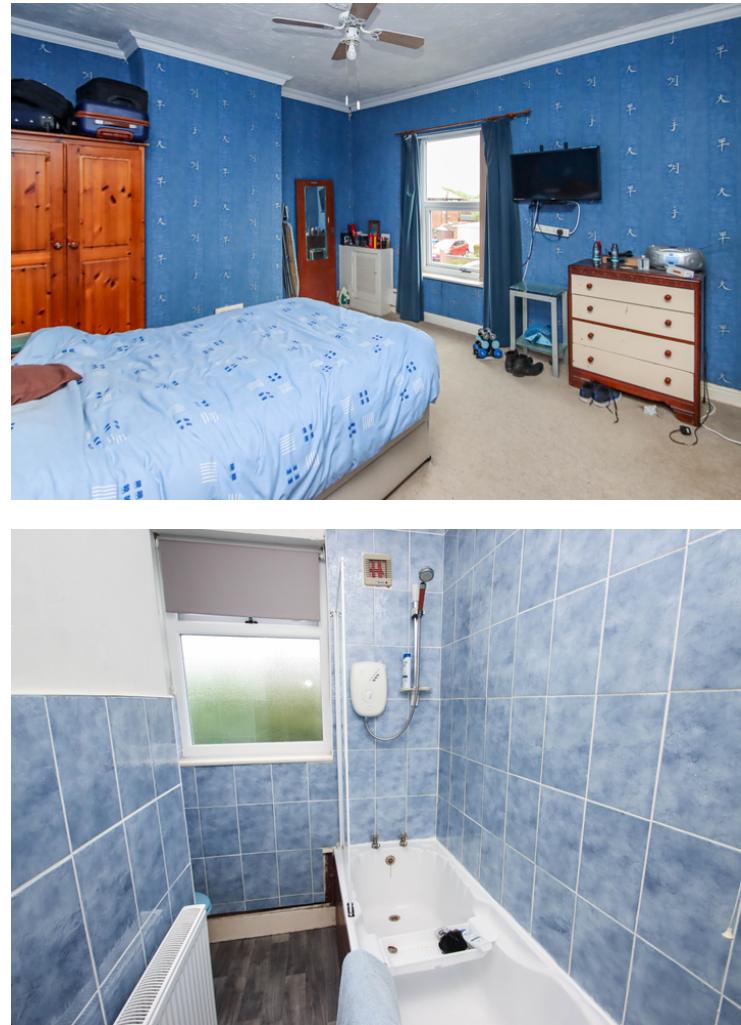


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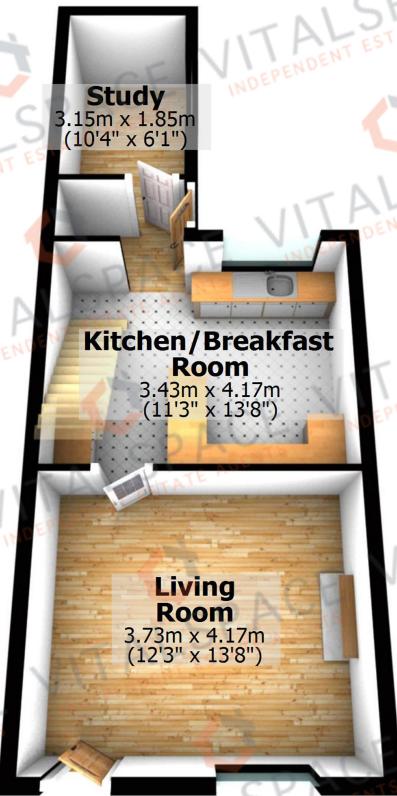
Warburton Lane, Partington, M31 4WJ

VitalSpace Estate Agents are delighted to offer for sale this well presented, TWO BEDROOM mid garden terraced property situated on the ever popular Warburton Lane in Partington. Built in 1895, 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 breakfast kitchen and a second useful reception room ideal for use as a study or home office. To the first floor there are two well proportioned bedrooms and a three piece tiled bathroom with a shower over bath combination. Externally a secluded low maintenance, west facing garden can be accessed from the kitchen and provides an ideal space for a table and chairs during those summer months. An ideal first time purchase or buy to let investment Positioned 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.

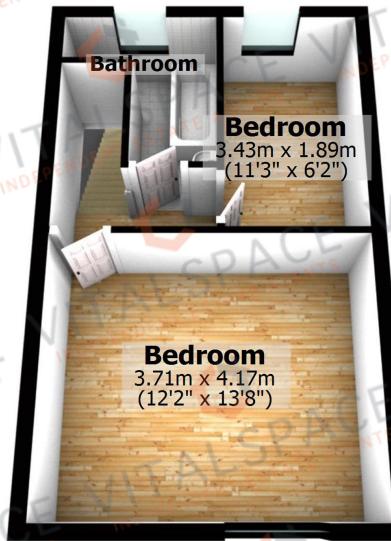




Ground Floor



First Floor



Feature

- Two bedrooms
- Mid period terrace
- Built in 1895
- Two reception rooms
- Gas central heating
- Secluded rear garden
- Ideal first purchase
- uPVC double glazing
- Central Partington location
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2003

When was the roof last replaced? New roof in 2021

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

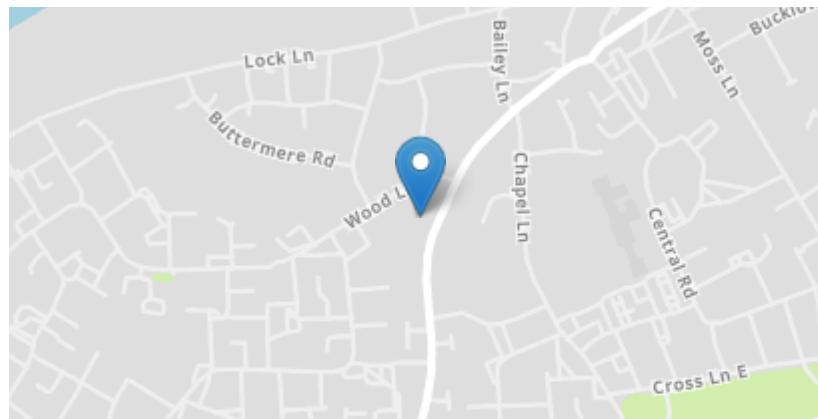
When was the property last rewired? Not since ownership

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Yes,
rear - pre purchase

Reasons for sale of property? Relocate

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.



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