



WOOD LANE PARTINGTON

OFFERS OVER

£190,000

-  3 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  BAND A



VITALSPACE

INDEPENDENT ESTATE AGENTS



Wood Lane, Partington, M31 4JW

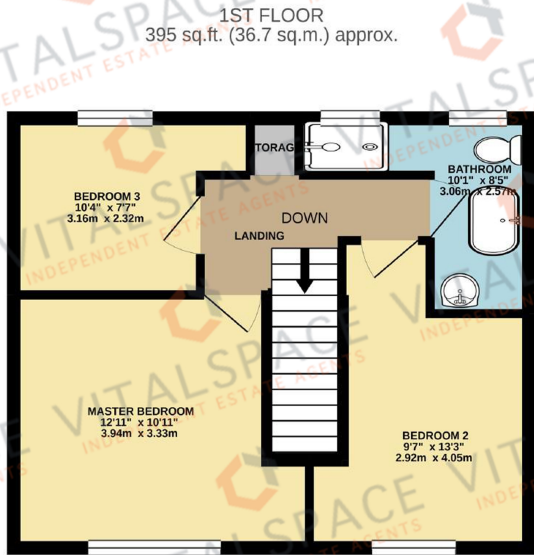
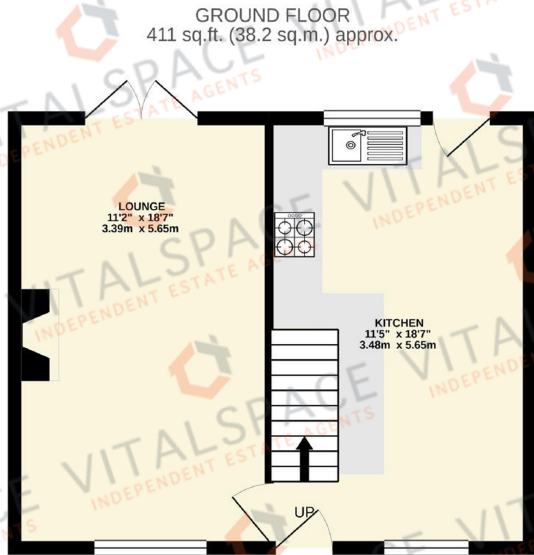
****OFF ROAD PARKING** - **OPEN ASPECT REAR VIEWS** -**

VITALSPACE ESTATE AGENTS are proud to offer for sale this beautifully presented, significantly updated THREE BEDROOM mid terrace property situated on the ever popular residential road of Wood Lane in Partington. Boasting a modern kitchen with breakfast bar and a stunning four piece bathroom suite, this attractive home would be perfect for any first time buyers or growing families.

Internally, the well presented accommodation comprises; entrance hallway, a generously sized 18ft living room with double uPVC doors leading out into the rear garden and an impressive breakfast kitchen complete with a host of wall and base units with contrasting worksurfaces and a breakfast area with space for seating. Stairs rise to a first floor landing which provides access into a large master bedroom, a second double bedroom and a larger than average third bedroom. A luxury four piece tiled family bathroom can also be found on the first floor level with a roll top bath and a separate shower cubicle. Externally to the front, a highly desirable feature of this attractive home is a driveway providing excellent off road parking facilities for two vehicles. To the rear, there is a sizeable garden which is mainly laid to lawn with a shaped patio area ideal for a table and chairs during those summer months. Located 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. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







THREE BEDROOM TERRACE
TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- Three bedrooms
- Mid terrace property
- Modern breakfast kitchen
- Recently updated
- Driveway parking
- Gas central heating
- uPVC double glazing
- Excellent first home
- Convenient location
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating - serviced 6 months ago

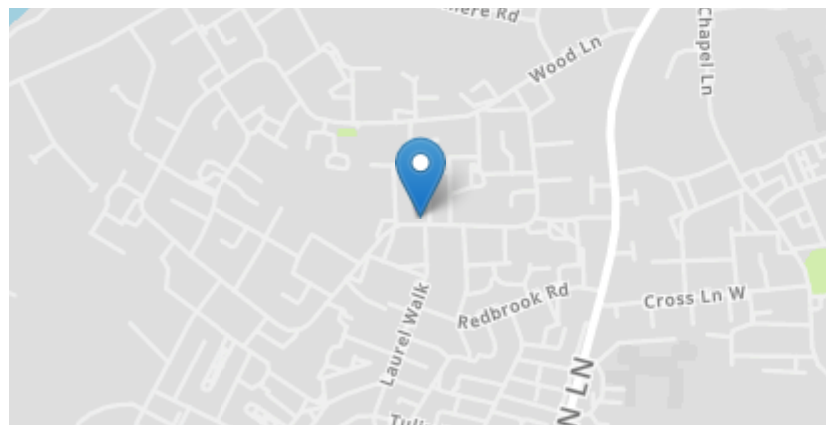
When was the property last rewired? Updated consumer unit 6 years ago

Which way does the garden face? North East

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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