



MAGNOLIA CLOSE
PARTINGTON

£200,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



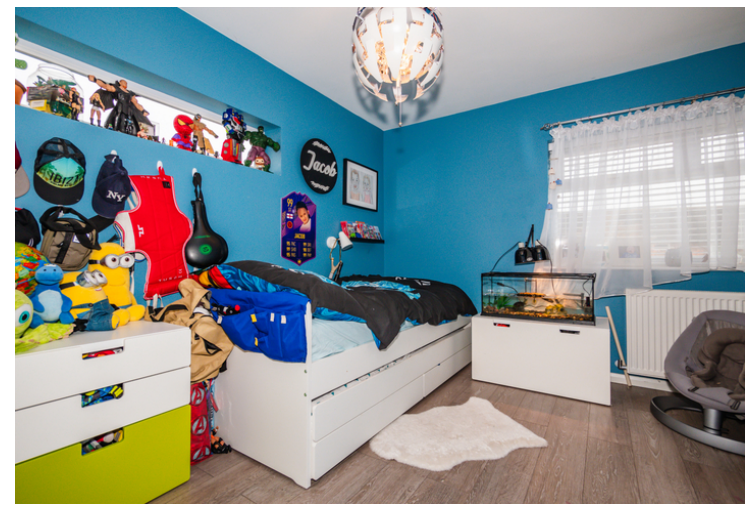
VITALSPACE
INDEPENDENT ESTATE AGENTS



Magnolia Close, Partington, M31 4JF

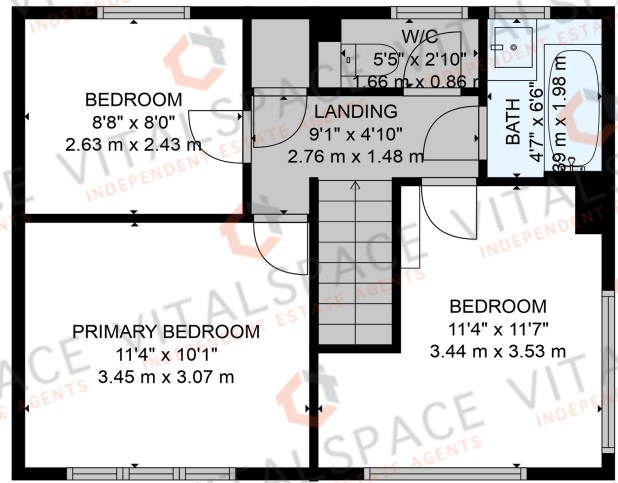
****VIDEO TOUR** - **COMPREHENSIVELY REFURBISHED** - VITALSPACE ESTATE AGENTS are pleased to offer for sale a fantastic THREE BEDROOM end terrace property situated within a sought after location of Partington with excellent access to public transport, local amenities and the motorway network. This well presented home has been refurbished to a high specification and benefits from an electrical re-wire, a new breakfast kitchen and luxury tiled bathroom. The tastefully decorated accommodation briefly comprises; an extended entrance hallway provides access into an generously sized living/dining room which opens into a recently installed, breakfast kitchen. The kitchen itself comes complete with a host of handleless wall and base units and contrasting worksurfaces together with a host of integrated appliances. An impressive tiled downstairs WC completes the ground floor accommodation. To the first floor, there are three well proportioned bedrooms and a modern tiled two piece bathroom with a shower over bath combination alongside a separate WC. Externally this property is approached via bi-folding driveway gates which open onto a block paved driveway providing off road parking for multiple vehicles. To the rear, a delightful west facing garden can be found which is mainly laid with a paved patio area idea for alfresco dining 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.**







FLOOR 1



FLOOR 2

Features

- Three bedrooms
- End terrace property
- Stunning presentation
- Gated driveway
- Impressive breakfast kitchen
- Luxury bathroom
- Quiet location
- West facing rear garden
- Electrical re-wire
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? Unknown

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

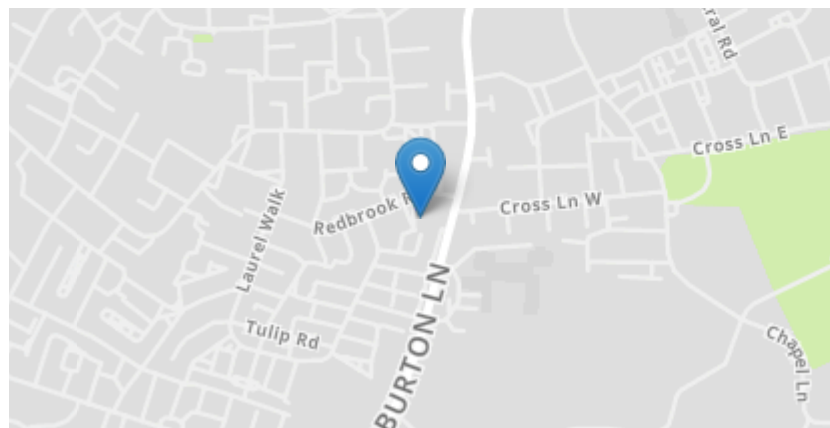
When was the property last rewired? Yes, 2021 / 2022

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Hallway extension - 2021

Reasons for sale of property? Upsize

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		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Tel: 0161 747 7807
 Email: urmston@vitalspace.co.uk
 Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA