



THIRLMERE ROAD  
PARTINGTON

£200,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

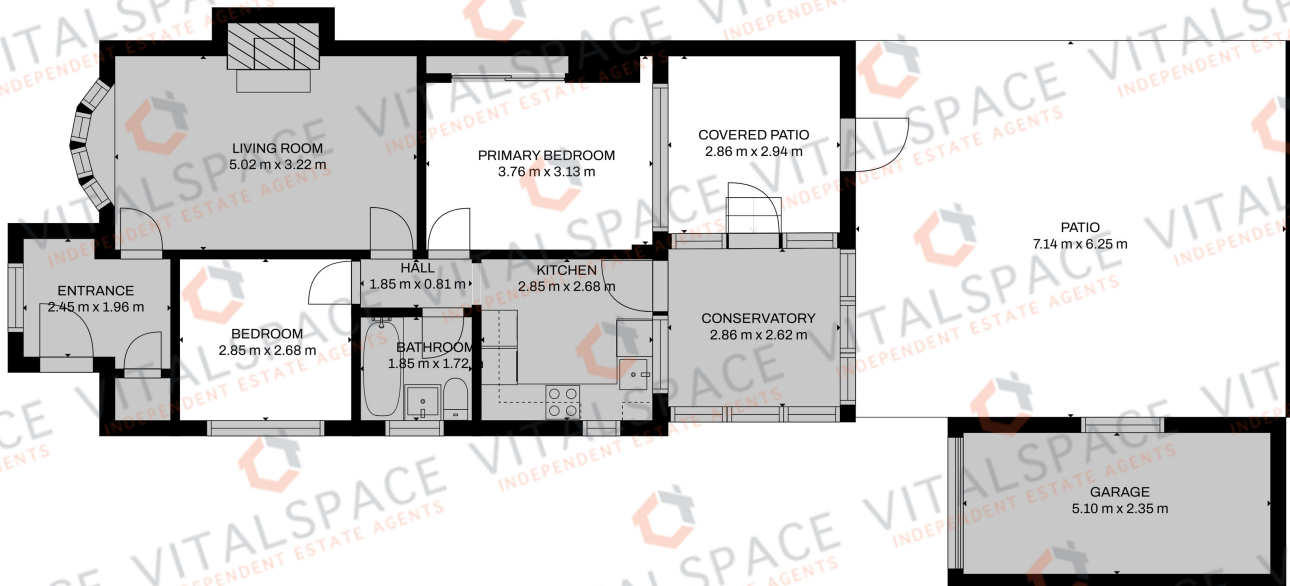


## Thirlmere Road, Partington, M31 4PS

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this super TWO BEDROOM semi detached bungalow which is located on the ever popular Thirlmere Road development. Located within minutes walk of Partington's town centre, close to the recently built shopping centre, our Lady of Lourdes Catholic Primary School 0.2 miles and Broadoak School 0.5 miles. Partington benefits from easy access to Lymm and is just a few minutes drive to the M60 motorway. In brief the accommodation comprises entrance porch which leads into the hallway, the living room is generously sized and benefits from a feature gas fire focal point. An inner hallway then provides access to a kitchen that is fitted with an array of wall, base and drawer units complete with ample food preparation surfaces. There are two handsomely proportioned bedrooms the master of which boasts built in wardrobes, whilst the bathroom is tiled and fitted with a three piece suite comprising shower over bath combination. A conservatory leads from the kitchen out onto a secure low maintenance rear garden. Externally are gardens to the front and rear whilst driveway parking leads to a detached garage. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Two double bedrooms
- Semi detached property
- Desirable location
- uPVC conservatory
- Gas central heating
- uPVC double glazing
- Driveway parking
- No onward chain
- Scope to update
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 30+ years

When was the roof last replaced? Original roof

How old is the boiler and when was it last inspected? Gas central heating - Baxi boiler - 24 months old

When was the property last rewired? Approx 30 years ago

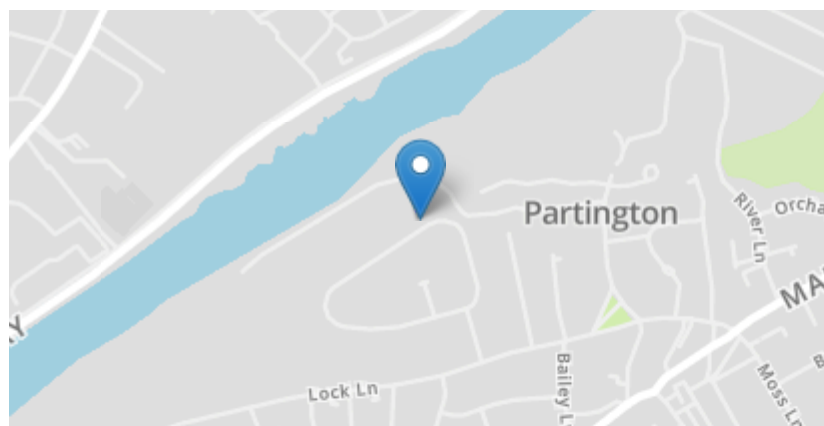
Which way does the garden face? North west facing rear garden

Solar panels installed approx 10 years ago - Owner confirms he purchased these outright

Are there any extensions and if so when were they built? Porch - approx 12 years ago

Please note - this property is subject to probate - filed Feb 2024

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		64	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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