



AWARDED FOR  
MARKETING | SERVICE | RESULTS



BUTTERMERE ROAD  
PARTINGTON

£240,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



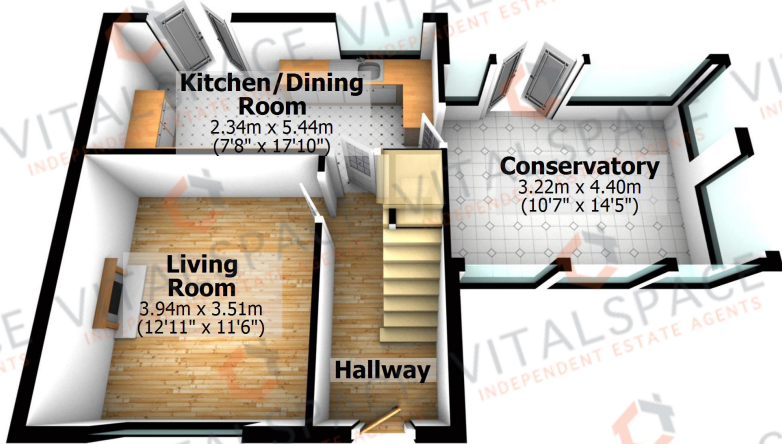
## Buttermere Road, Partington, M31 4WE

**\*\*NO ONWARD CHAIN\*\* - \*\*NEW BOILER AND AN ELECTRICAL RE-WIRE\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this tastefully presented, extended semi-detached property situated on the always popular Buttermere Road in Partington. This highly desirable home offer spacious, flexible living accommodation suitable for any growing family. In brief, the attractive accommodation comprises; a welcoming entrance hallway, a generously sized living room and an open plan dining kitchen with access into a 14ft uPVC conservatory with doors opening out into the large corner garden. To the first floor there are three well proportioned bedrooms and a three piece tiled bathroom with a shower over bath combination. Externally, to the front of the property, a gated, block paved driveway can be found which provides fantastic off road parking facilities. To the side and rear of the property, a good sized, mainly lawned garden can be found with part artificial grassed area providing an ideal space for alfresco dining during those Summer Months. A second driveway can also be found to the rear of the property leading up to a brick built garage. Further benefits of this desirable home include uPVC double glazing, a newly installed gas central heating boiler and an internal electrical re-wire. 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.**





### Ground Floor



### First Floor



## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- No onward chain
- Large corner plot
- Newly installed gas boiler
- Electrical re-wire in 2023
- Popular quiet location
- Garage and two driveways
- 14ft uPVC conservatory

## Frequently Asked Questions

How long have you owned the property for? 17 years

When was the roof last replaced? Unknown

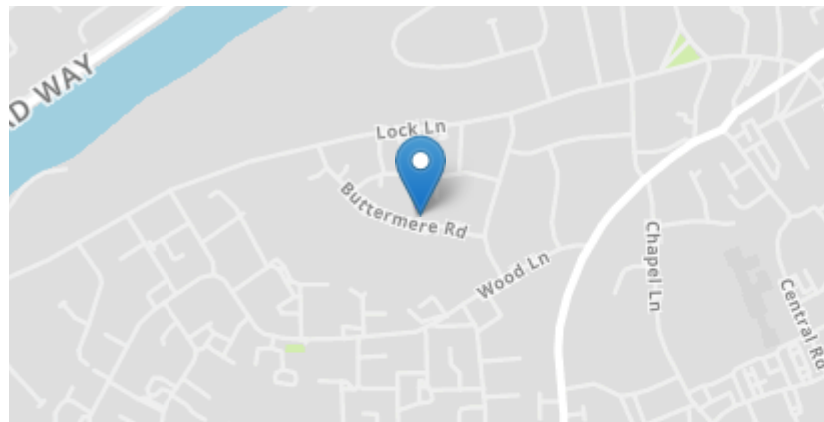
How old is the boiler and when was it last inspected?  
Newly installed gas central heating boiler

When was the property last rewired? Yes, full re-wire in March 2023

Which way does the garden face? facing rear garden

Are there any extensions and if so when were they built?  
Conservatory - dates unknown

Reasons for sale of 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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