



LOCK LANE
PARTINGTON

£240,000



3 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



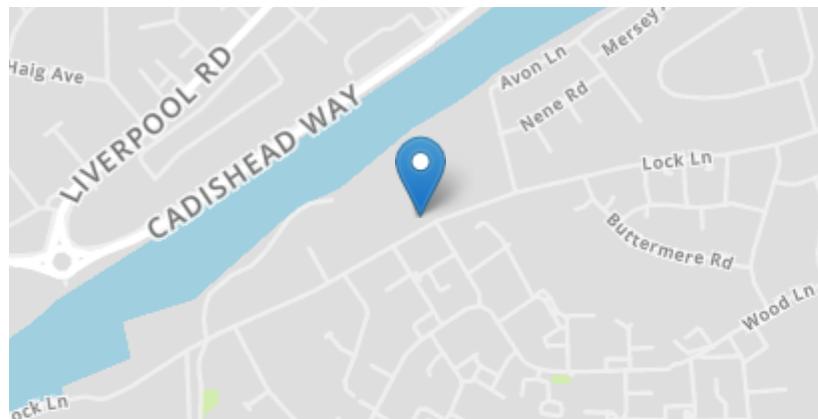
Lock Lane, Partington, M31 4PW

VIDEO TOUR - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property situated on a popular Partington road. This exceptionally well presented property is located within walking distance 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 desirable accommodation comprises; welcoming entrance hallway, a spacious living room, a dining area which opens into a modern fitted kitchen as well as a uPVC double glazed conservatory. To the first floor level, a shaped landing provides entry into three generously sized bedrooms and a contemporary three piece tiled bathroom. Externally, to the front of the property, a gated concrete imprint driveway provides off road parking and leads down to the side of the house. To the rear, an enclosed low maintenance tiered garden benefits from a raised seating area and an artificial grassed area with two large timber sheds. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	83
EU Directive 2002/91/EC			

Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Open plan dining kitchen
- uPVC conservatory
- Gated driveway parking
- Ideal family home
- Quiet location
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 20 + years

Tenure: Leasehold

When was the roof last replaced? No

How old is the boiler and when was it last inspected?
Worcester combi boiler

When was the property last rewired? No

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

Reasons for sale of property? Relocate

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



VITALSPACE
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