



BROOK FARM CLOSE
PARTINGTON

£350,000

-  4 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  BAND E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Brook Farm Close, Partington, M31 4BN

****LARGE REAR GARDEN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this attractive FOUR DOUBLE BEDROOM detached executive home located in a semi-rural area of Partington occupying a position almost equidistance between Hale, Altrincham and Lymm. This family home offers beautifully appointed living accommodation throughout set on a generous plot. In brief the flexible extended accommodation is gas centrally heated and double glazed and the accommodation comprises; a warm and welcoming entrance hallway, a modern fitted kitchen, a good sized dining room, a useful utility room, a downstairs WC and a well proportioned living room which opens into a generously sized uPVC double glazed conservatory with open aspect views overlooking the secluded landscaped rear garden. To the first floor, the master bedroom provides entry into an en suite shower room alongside three further good sized bedrooms and a contemporary three piece family bathroom. Externally, to the front of the property, a shaped lawned garden can be found alongside a block paved driveway providing excellent off road parking facilities. Without doubt, one of the main attracting features of this property is the larger than expected rear garden offering a good degree of privacy with fenced boundaries. The rear garden itself benefits from a generously sized patio suitable for alfresco dining during those summer months. Ideal for any growing family and thus, an internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Four double bedrooms
- Detached executive home
- Three reception rooms
- Large secluded garden
- Desirable cul-de-sac
- Modern fitted kitchen
- Gas central heating
- Double Glazing
- Utility and downstairs WC
- Paved driveway parking

Frequently Asked Questions

How long have you owned the property for? 14 years

When was the roof last replaced? No

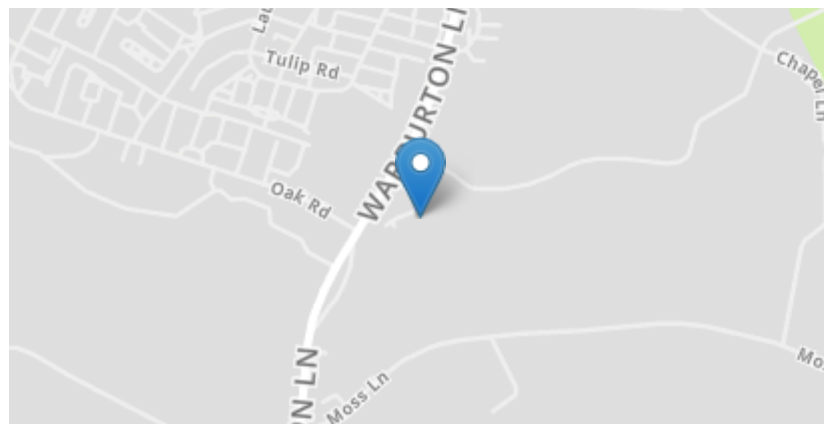
The solar panels have been purchased outright and currently generate around £500 of surplus electric per year

Which way does the garden face? North East rear garden

Are there any extensions and if so when were they built?
Conservatory - 10 years ago

Reasons for sale of property? Downsize

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	71	82
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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