



CARMICHAEL CLOSE
PARTINGTON

£295,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

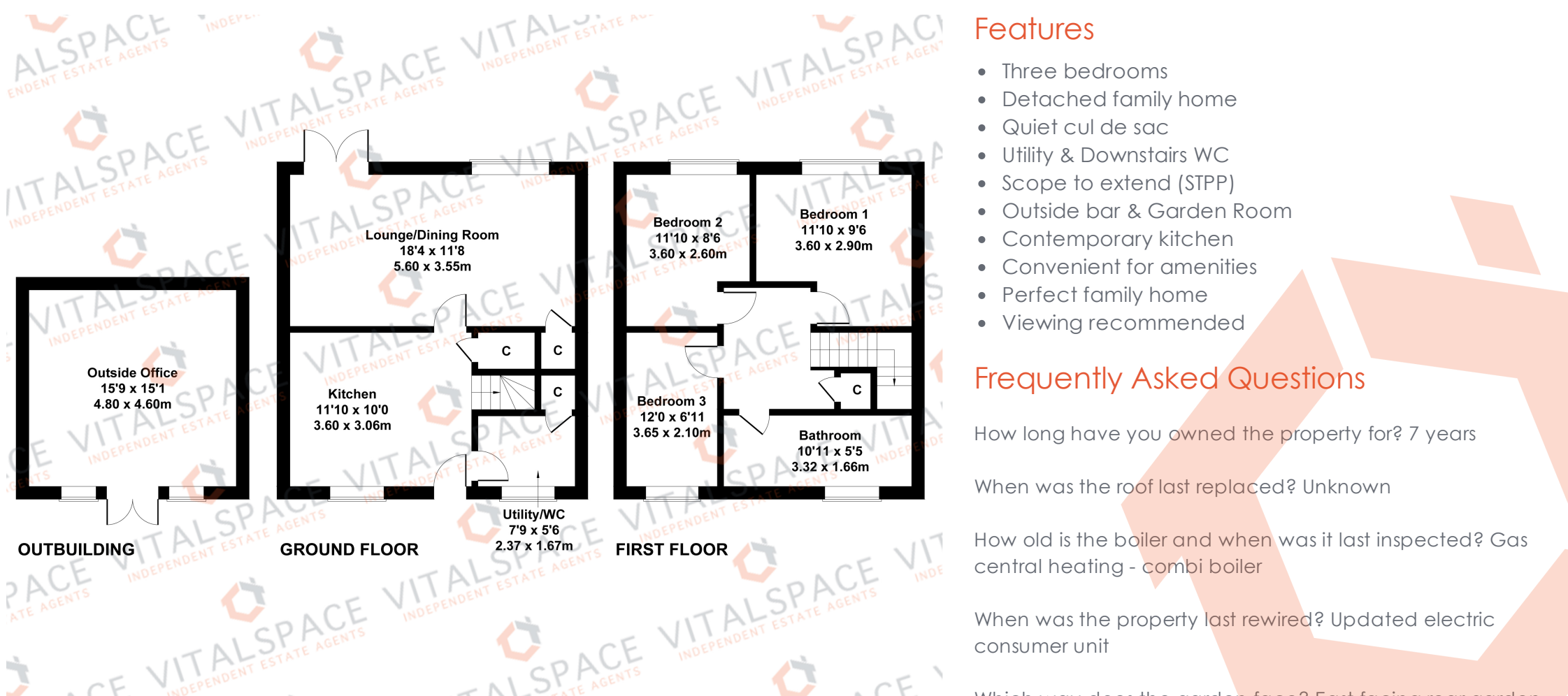


Carmichael Close, Partington, M31 4WN

****VIDEO TOUR** - **DETACHED FAMILY HOME**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented **THREE BEDROOM** detached family home presented in genuine 'move in condition'. This tastefully presented, deceptively spacious property comprises; a recently fitted contemporary kitchen complete with a range of wall and base units with attractive splash back tiling and a generously sized living room measuring 18ft in width with double doors opening out into the rear. A useful downstairs WC and utility room completes the ground floor accommodation. To the first floor, a shaped landing gives access into three generously sized double bedrooms and a modern four piece bathroom with a bath and separate shower cubicle. Externally, this property is positioned on a large corner plot with gardens to the front, side and rear. To the front of the property, a driveway provides ample off road parking. There is potential, to extend at the side of the property (subject to obtaining any necessary planning consents). To the rear of the property, a secluded low maintenance garden with a large 'Indian' stone paved patio area with external lighting provides an excellent area for alfresco dining during those summer months. A large garden room, ideal for use as a home office, alongside a timber garden bar, both with electric, further compliment this tastefully updated home. Additional benefits include uPVC double glazing, a recently installed gas central heating combination boiler and an updated electric consumer unit. Located within walking distance of Partington's town centre and close to the recently built shopping centre, Our Lady of Lourdes Catholic Primary School is 0.2 miles away, and Broadoak School just 0.5 miles. Partington benefits from easy access to Lymm and is just a few minutes drive to the M60 motorway. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Detached family home
- Quiet cul de sac
- Utility & Downstairs WC
- Scope to extend (STPP)
- Outside bar & Garden Room
- Contemporary kitchen
- Convenient for amenities
- Perfect family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Unknown

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

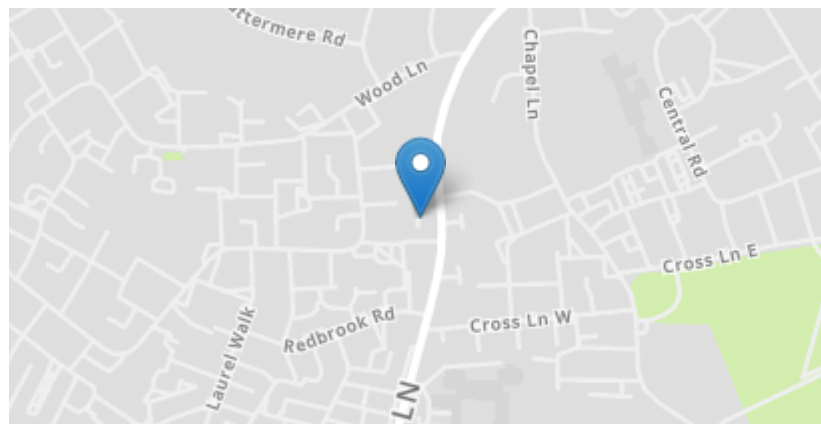
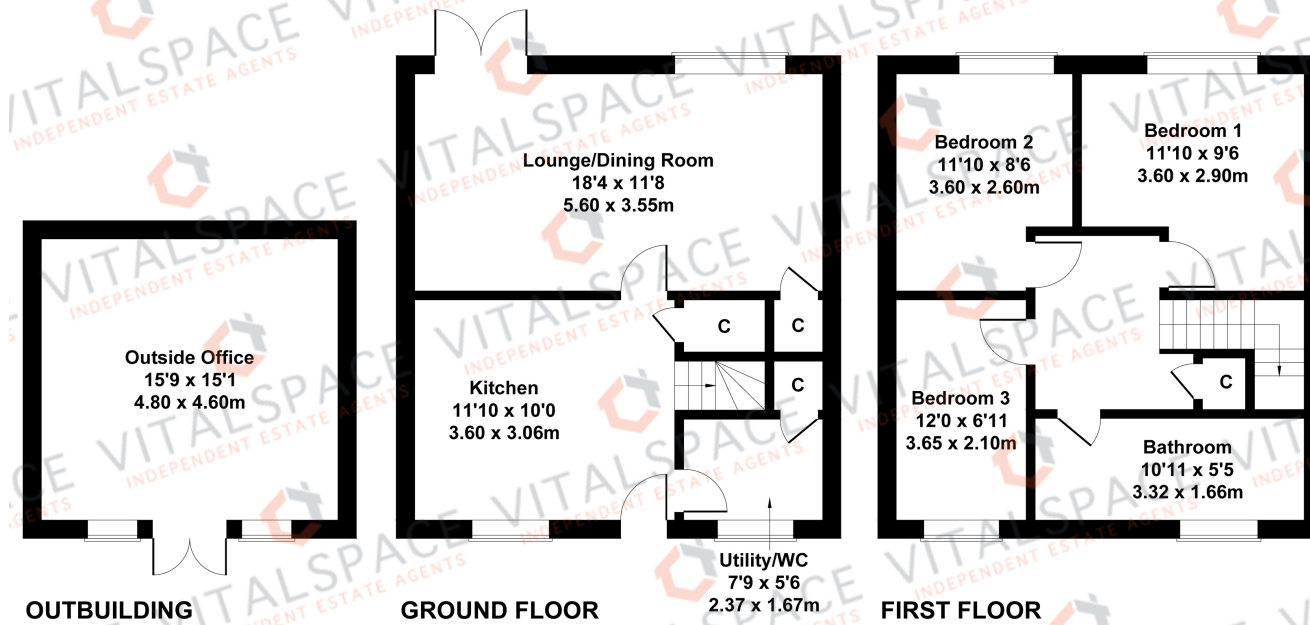
When was the property last rewired? Updated electric consumer unit

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? N/A

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		87
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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