



ORCHARD AVENUE  
PARTINGTON

£250,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Orchard Avenue, Partington, M31 4DL

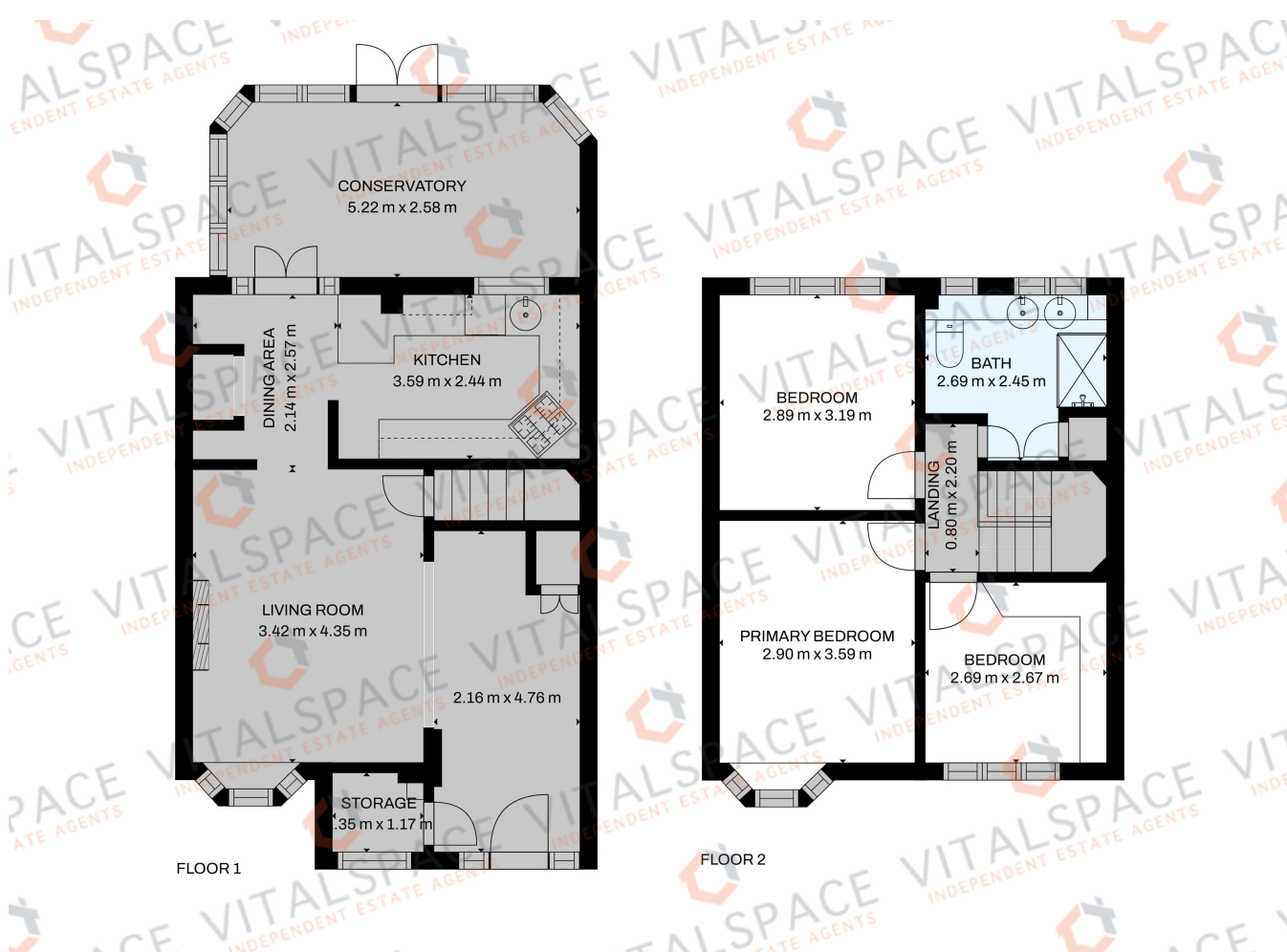
**\*\*VIDEO TOUR\*\* - \*\*NO CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property situated on a quiet Partington road. In brief this spacious, tastefully decorated property comprises; a warm and welcoming entrance hallway which opens into a generously sized bay fronted living room with entry into an open plan dining kitchen with ample space for a dining table and chairs. The kitchen comes complete with a range of wall and base units with contrasting worksurfaces. A large full width uPVC double glazed conservatory can be accessed via the dining kitchen and benefits from open aspect views over the nature reserve. To the first floor, a shaped landing provides entry into three larger than average bedrooms and a three piece modern shower room. Externally, to the front of the property, a large block paved, gated driveway can be found which provides excellent off road parking. To the rear there is a low maintenance paved garden, ideal for alfresco dining during those Summer months. 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.







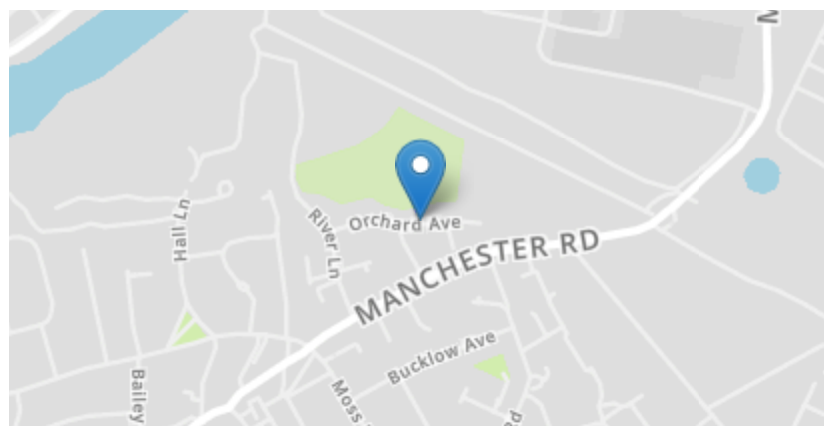




## Features

- Three bedrooms
- Semi detached property
- Quiet Partington road
- Gas central heating
- uPVC double glazing
- Gated driveway parking
- Open aspect views
- Large uPVC conservatory
- Deceptively spacious
- Viewing essential

## Frequently Asked Questions



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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.