



FOREST GARDENS  
PARTINGTON

£230,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Forest Gardens, Partington, M31 4PL

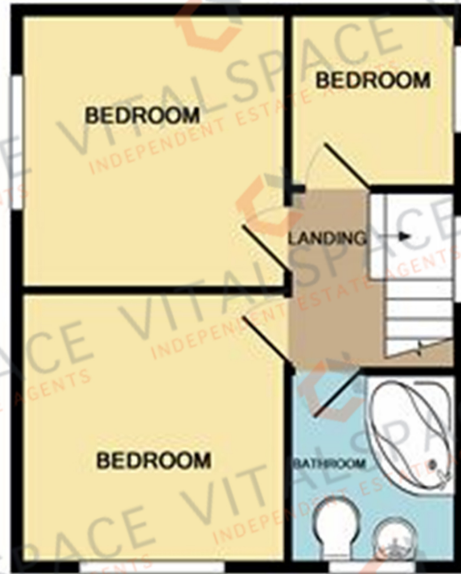
**\*\*SUBSTANTIAL CORNER PLOT\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer to the market this well presented THREE BEDROOM semi-detached property situated within a quiet residential cul-de-sac positioned on a generous corner plot. Located in one of Partington's most sought after roads the attractive and well-presented accommodation comprises; entrance hallway, a spacious living room which opens into a dining area alongside a modern fitted kitchen complete with a range of high gloss wall and base units. To the first floor there are three bedrooms and a three piece fitted bathroom. Externally to the front of the property, a paved driveway provides excellent off road parking leading to a single garage. To either side of the property, a large garden plot can be found which is mainly laid to lawn and a decked patio provides an ideal space for a table and chairs during those summer months. This desirable property would make an ideal first time purchase as it benefits from updated electrics in 2018, a new roof in 2019 and uPVC double glazing throughout. This well presented property is located within minutes' walk of Partington's town centre close to the recently built shopping centre, Forest Gate Academy, Broadoak School 0.5 miles and Our Lady's which is the feeder school for Loretto and St Ambrose. Partington benefits from easy access to Lymm and is just a few minutes' drive to the M60 motorway. Viewings come highly recommended.











## Features

- Three Bedrooms
- Semi detached property
- Set on a corner plot
- Quiet residential area
- Gated driveway parking
- Ideal First Time Purchase
- Modern fitted kitchen
- Useful detached garage
- Low maintenance gardens
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2015

When was the roof last replaced? Yes 2019

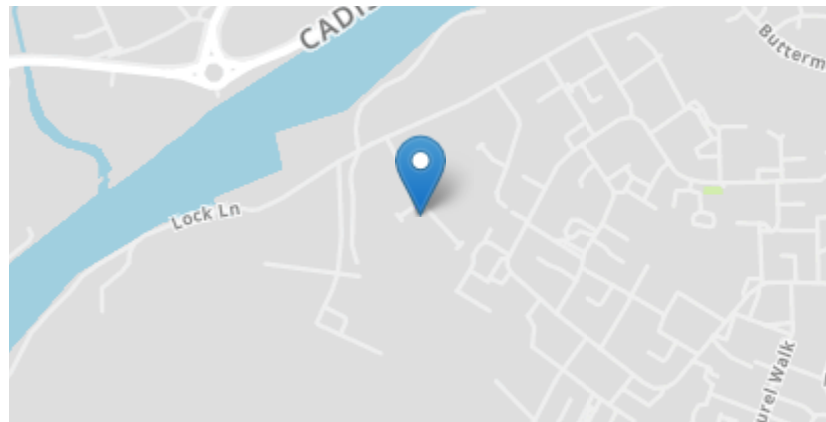
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Yes in 2018

Are there any extensions and if so when were they built? No

Reasons for sale of property? Marriage breakdown

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+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

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