



FOREST GARDENS PARTINGTON

OFFERS OVER

£200,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 TAX BAND:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

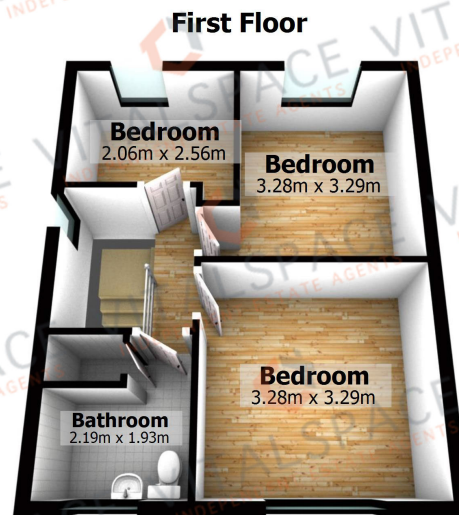


Forest Gardens, Partington, M31 4PL

****QUIET CUL-DE-SAC** **120FT SOUTH WEST FACING REAR GARDEN** - VITALSPACE ESTATE AGENTS are delighted to bring to the sales market this extended three bedroom semi-detached property located on a quiet Partington cul-de-sac just off Lock Lane. The location is close to all local amenities and on the doorstep of scenic woodland. Offering a purchaser the opportunity to update to suit one's tastes, the deceptively spacious accommodation comprises; welcoming entrance hallway, a generously sized living room which leads into an open plan dining kitchen with access into a further reception room/conservatory with doors opening out into the large rear garden. To the first floor there are three well proportioned bedrooms and a three piece wet room. Externally, to the front of the property, a generously sized block paved driveway provides excellent off road parking facilities. To the rear is a spacious, South West facing garden measuring approximately 120ft backing onto woodland. Located within minute's drive to the heart of Partington with it's shopping centre, Partington sports village and within easy commute of several highly regarded Trafford / Cheshire Grammar Schools. A perfect family home where an internal inspection comes highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents for further information.**







Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Scope to update
- Quiet convenient location
- Extended accommodation
- Open plan kitchen
- 120 ft South West garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 30+ years

When was the roof last replaced? Not during ownership

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

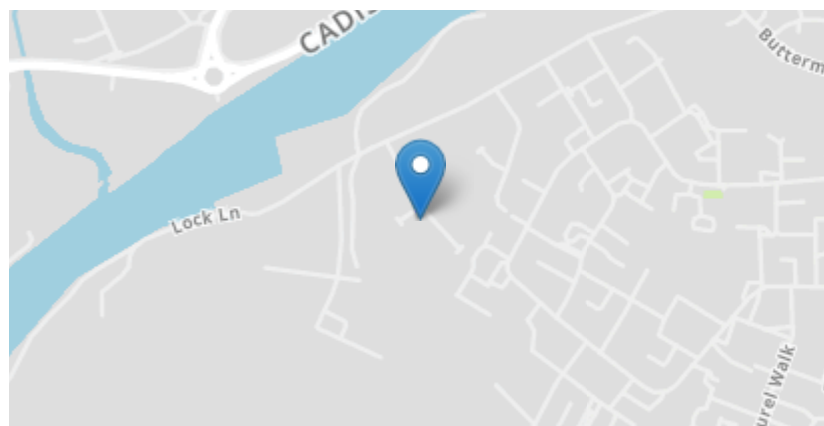
When was the property last rewired? Not during ownership

Which way does the garden face? South-West facing rear garden

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

Reasons for sale of property? Sale of inherited property

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		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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