



# WARBURTON LANE PARTINGTON

OFFERS OVER

# £300,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



## VITALSPACE

INDEPENDENT ESTATE AGENTS

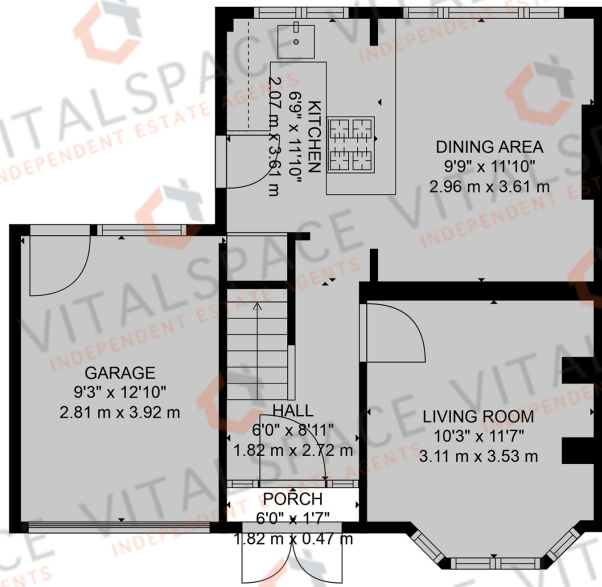


## Warburton Lane, Partington, M31 4NL

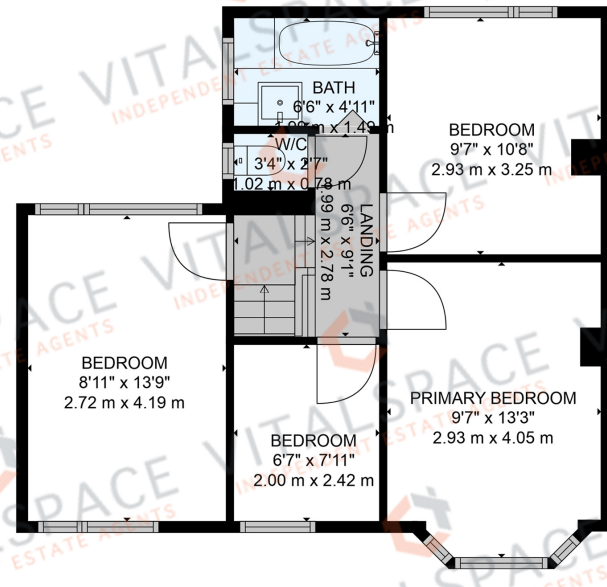
**\*\*EXTENDED FAMILY HOME\*\* - \*\*NO ONWARD CHAIN\*\* -**  
VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented FOUR BEDROOM semi detached property located within walking distance of Partington town centre and the shopping parade. This deceptively spacious family home comprises; porch, a welcoming entrance hallway, a bay fronted living room and an impressive open plan dining kitchen with large windows overlooking the rear garden. The kitchen itself comes complete with a selection of wall and base units with contrasting worksurfaces alongside a large breakfast bar with space for seating. To the first floor level, a shaped landing gives access into four generously sized double bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally to the front of the property, there is a driveway which provides ample off road parking space and leads up to an attached, garage with an up and over garage door. To the rear of the property, a secluded East facing lawned garden can be found with a large gravel area, excellent area for alfresco dining during those summer months. Further benefits of this desirable home include double glazing and gas central heating. This well presented property is located within walking distance of Partington's town centre close to the recently built shopping centre, our Lady of Lourdes Catholic Primary School 0.2 miles and Broadoak School 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.







FLOOR 1



FLOOR 2

## Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Convenient for amenities
- Excellent driveway parking
- No onward chain
- Large rear garden
- Perfect family home
- Gas central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2018

When was the roof last replaced? Unknown

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

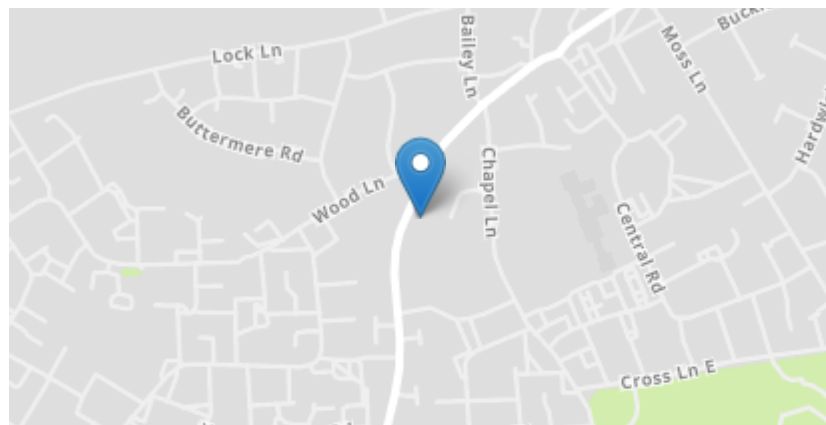
When was the property last rewired? Yes

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Side extension pre purchase

Reasons for sale of property? Sale of family estate

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>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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