



BROADWAY  
PARTINGTON

£295,000

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  BAND A



VITALSPACE  
INDEPENDENT ESTATE AGENTS

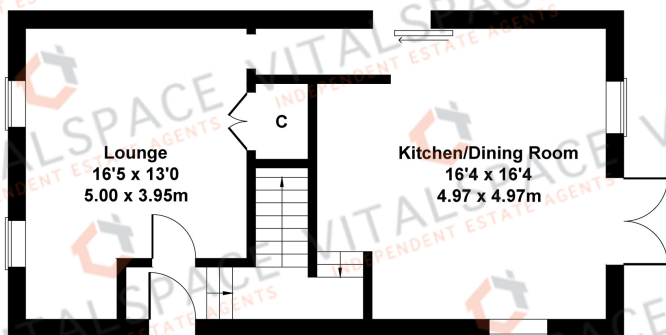


# Broadway, Partington, M31 4DH

**\*\*VIDEO TOUR\*\* - \*\*LARGE PRIVATE REAR GARDEN\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this immaculately presented, well appointed **THREE BEDROOM** semi detached family residence situated on arguably one of Partington's most desirable roads. Enhanced by our clients and maintained to a high standard, this attractive property briefly comprises; a warm and welcoming entrance hallway, a spacious living room and an impressive open plan dining kitchen with a central breakfast island. The kitchen itself comes complete with a range of traditional 'Shaker' style wall and base units with contrasting worksurfaces, tiled splash back and cabinet display units. Stairs rise up to the first floor landing where a host of bespoke fitted cupboards can be found with a pull down ladder providing entry into the converted loft space. On the first floor level, three well proportioned bedrooms can be found serviced by a three piece bathroom with a shower over bath combination. As mentioned, the loft has been converted to provide a further useful room, ideal for a home office or dry storage space. Externally to the front of the property, there is a pleasant, ornate lawned garden alongside a driveway providing ample off road parking. To the rear, without doubt, one of the main attracting features of this enviable family home is the secluded rear garden, not overlooked to the rear, measuring approximately 80ft in length including a paved patio area with a mainly lawned garden beyond which is fenced for privacy. A beautifully constructed summer house to the rear of garden benefits from power, lighting and double glazed doors and windows, perfect for a hobby room. 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 or to arrange an internal inspection.

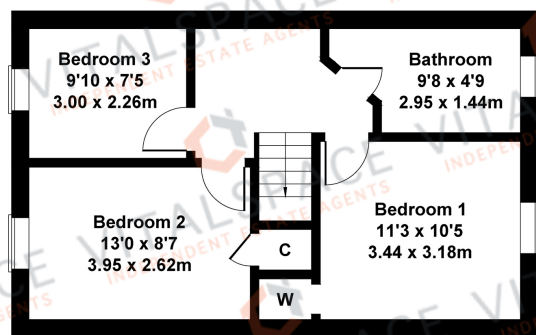




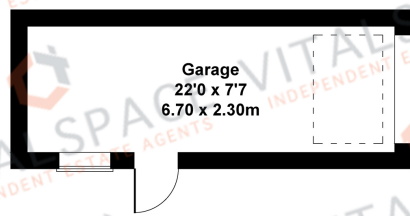


**GROUND FLOOR**

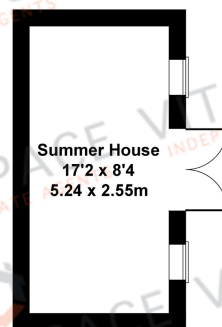
**ATTIC**



**FIRST FLOOR**



**GARAGE**



**OUTBUILDING**

## Features

- Three bedrooms
- Semi detached property
- Open plan dining kitchen
- 80ft rear private garden
- driveway and garden
- Immaculate condition
- Converted loft room
- Impressive summer house
- Desirable location
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 27 years +

When was the roof last replaced? Unknown

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

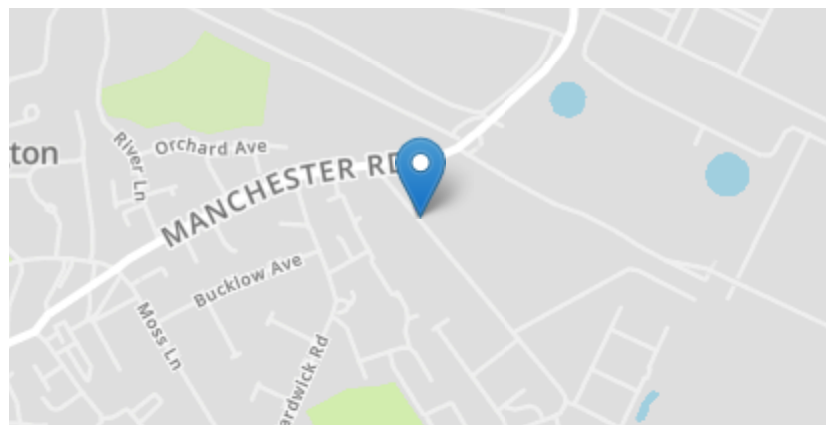
When was the property last rewired? Not during ownership

Which way does the garden face? North East facing rear garden

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

Reasons for sale of property? Downsize

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.



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