



WARBURTON LANE
PARTINGTON

£295,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS



VITALSPACE
INDEPENDENT ESTATE AGENTS

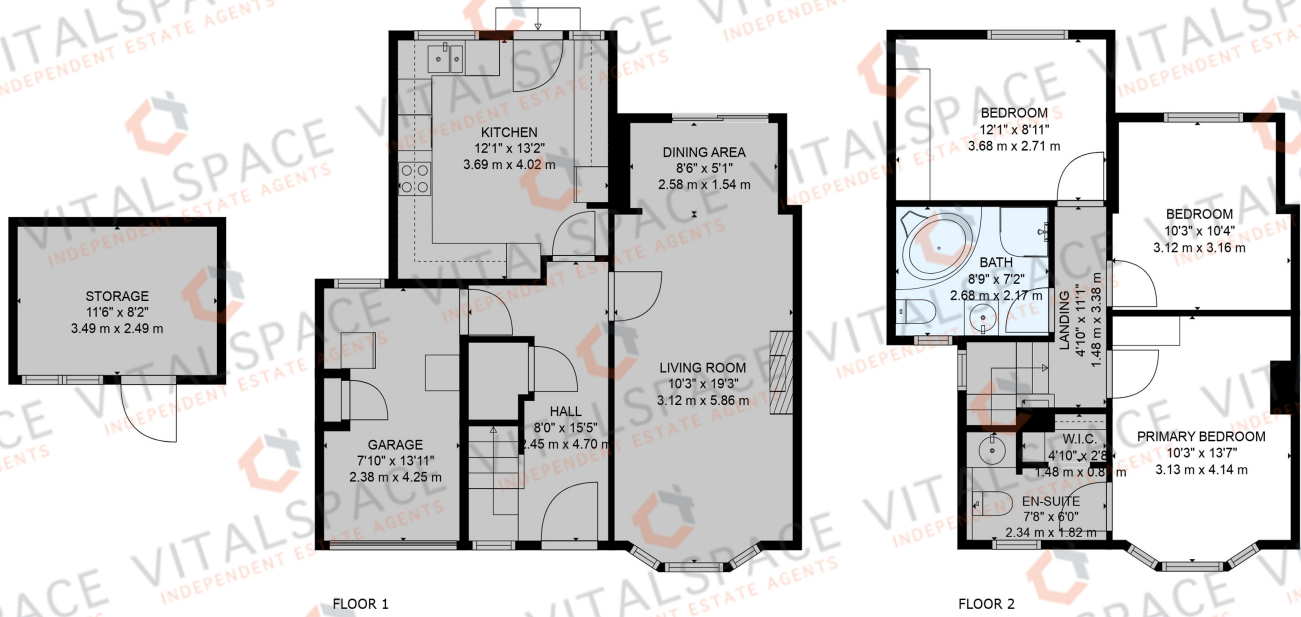
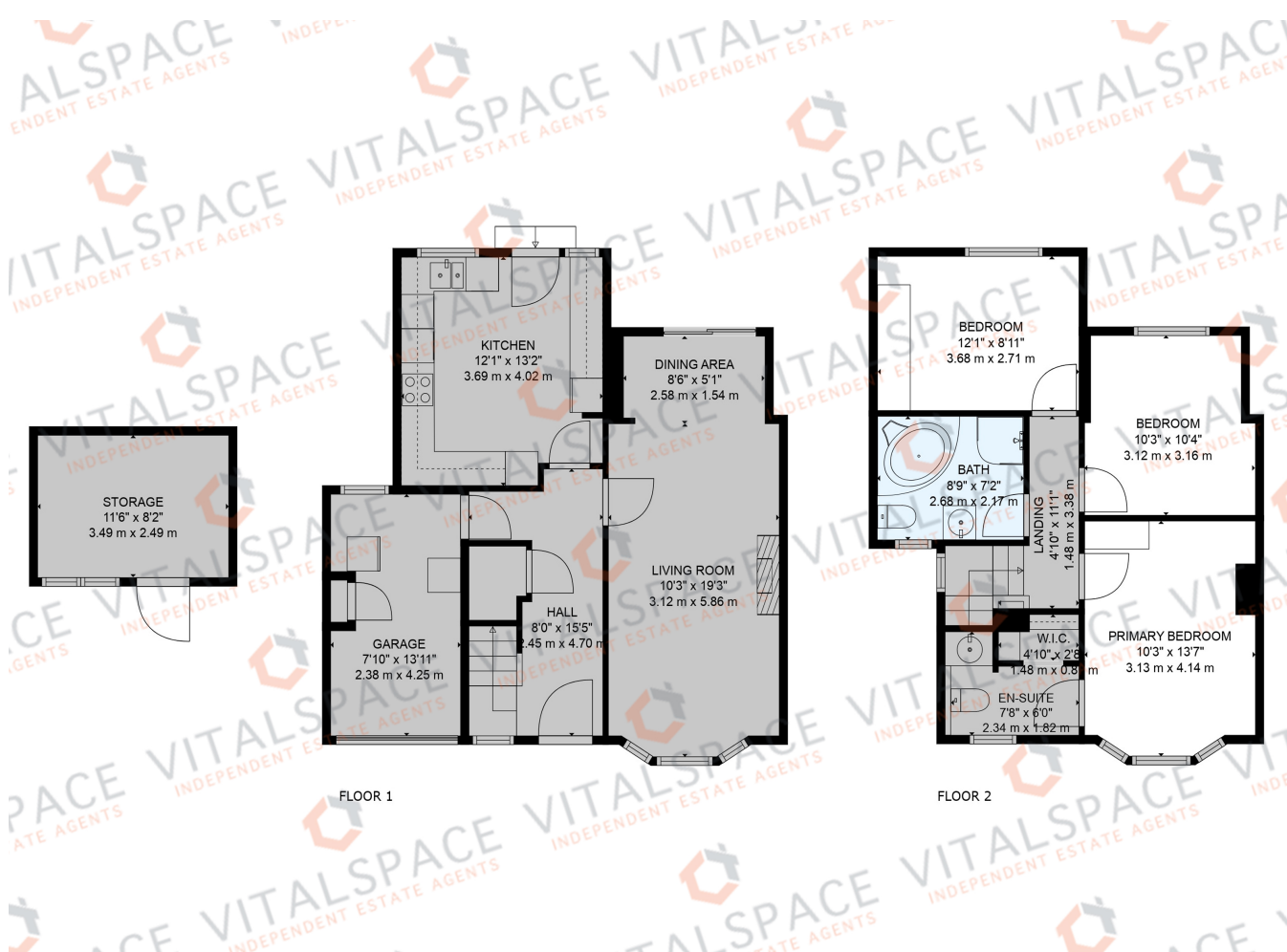


Warburton Lane, Partington, M31 4WJ

****VIDEO TOUR** - **EXTENDED FAMILY HOME**** - VITALSPACE ESTATE AGENTS are delighted to offer for sales this well presented THREE DOUBLE BEDROOM semi detached property presented in genuine 'move in condition'. Extended and updated by our clients, this tastefully presented, deceptively spacious family home comprises; a welcoming entrance hallway, an extended living room which opens into a dining area with sliding doors opening out into the rear garden and an extended dining kitchen. The kitchen area itself has also been extended to provide an impressive open plan breakfast kitchen space and comes complete with a host of wall and base units with contrasting worksurfaces. Access into an integral garage can be found via entrance hallway which provides excellent dry storage space. To the first floor level, a shaped landing gives access into three generously sized double bedrooms and a contemporary four piece bathroom. The bay fronted master bedroom is also serviced by a two piece en-suite comprising of a hand wash basin and WC. Externally to the front of the property, there is a gated driveway which provides ample off road parking space and leads up to an attached, integral garage. To the rear of the property, a secluded south facing lawned garden can be found with a large paved patio area, excellent area for alfresco dining during those summer months. Further benefits of this desirable home include double glazing and gas central heating as well as a brick built outbuilding in the rear garden. 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.







Features

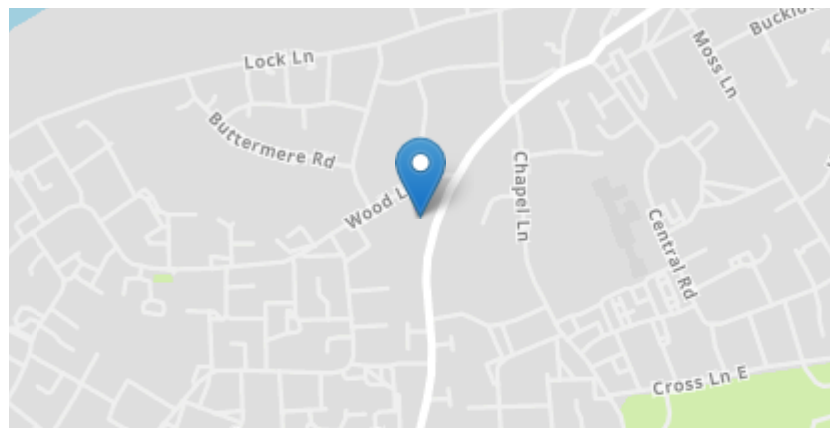
- Three double bedrooms
- Semi detached property
- Significantly extended
- South facing garden
- Open plan dining kitchen
- Convenient for amenities
- Integral garage
- Excellent driveway parking
- Perfect family home
- Viewing recommended

Frequently Asked Questions

- How long have you owned the property for? 27 years
- When was the roof last replaced? Yes 2000
- How old is the boiler and when was it last inspected? Gas central heating
- When was the property last rewired? yes, 2000
- Which way does the garden face? South Westerly facing rear garden

- Are there any extensions and if so when were they built? Side and rear in 2000
- Reasons for sale of property? Relocate

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		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Tel: 0161 747 7807
 Email: urmston@vitalspace.co.uk
 Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA