



WOOD LANE PARTINGTON

OFFERS OVER

£180,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



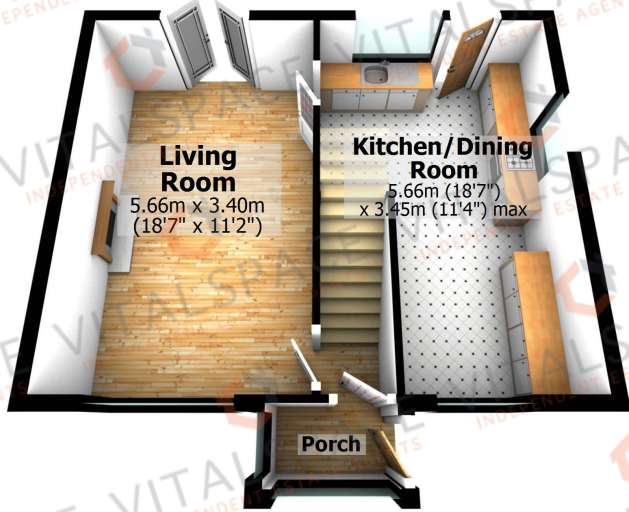
Wood Lane, Partington, M31 4HZ

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, THREE BEDROOM semi detached property offering spacious family accommodation situated on a good sized corner plot. Benefiting from a recently updated gas combination boiler providing central heating alongside uPVC double glazing, this deceptively spacious family home comprises; porch, a welcoming entrance hallway, a good sized living room and a generously sized dining kitchen complete with a range of wall and base units and contrasting worksurfaces. To the first floor there are three well proportioned bedrooms and a bathroom with a shower over the bath. Externally, to the front of the property, timber gates open onto a gravel driveway provide off road parking which leads up to a detached garage providing excellent dry storage space. To the rear, a south facing low maintenance garden provides an ideal space for alfresco dining during those summer months. This property is located within walking distance of Partington town centre and the recently built shopping centre. Our Lady of Lourdes Catholic Primary School and Broadoak School are also closeby. 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 VitaSpace Estate Agents for further information.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Gated corner plot
- No onward chain
- Perfect family home
- Gas central heating
- uPVC double glazing
- Driveway and garage
- 18ft living room
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2007

Tenure: Freehold

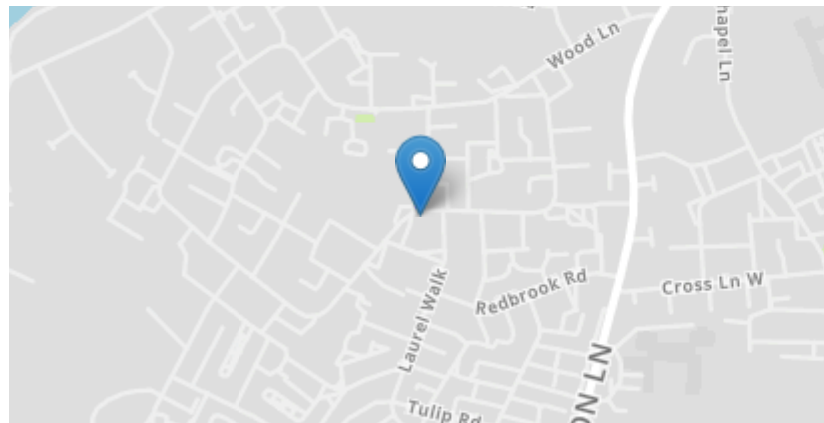
How old is the boiler and when was it last inspected? Glow Worm combi boiler - checked annually

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Passing of owner

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			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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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