



VERBENA CLOSE  
PARTINGTON

£145,000

-  3 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Verbena Close, Partington, M31 4EX

**\*\*NO ONWARD CHAIN\*\* - \*\*EXCELLENT BUY TO LET PROPERTY\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious THREE BEDROOM terrace property located on a quiet cul-de-sac just of Chapel Lane. Offering attractive accommodation, this property briefly comprises; entrance hallway, a large living room and a fitted kitchen with a utility area. To the first floor, there are three well proportioned bedrooms and a bathroom with a separate WC. Externally, there are well tended gardens to both the front and rear with parking bays to the front of the property. Further benefits include gas central heating and uPVC double glazing. Located on a highly regarded Partington road, 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. In all, well worth a visit to personally discover the key attributes and potential to improve further. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	73	72	73

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England, Wales & N.Ireland EU Directive 2002/91/EC