



CHAPEL LANE
PARTINGTON

£260,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Chapel Lane, Partington, M31 4EY

****NO ONWARD CHAIN**** - VitalSpace Estate Agents are pleased to offer for sale this fantastic, charming THREE BEDROOM semi detached property located in the heart of Partington town centre close to the shopping centre, our Lady of Lourdes Catholic Primary School 0.2 miles and Broadoak School 0.4 miles. Partington benefits from easy access to Lymm, and is only a few minutes drive to the M60 motorway. This attractive period home is presented to an exceptional standard and in brief, the accommodation comprises; a warm and welcoming entrance hallway, a spacious living room which opens into a generously sized dining room with doors leading into a large uPVC conservatory which in turn leads out into the rear garden. A contemporary fitted breakfast kitchen and an integral garage can also be found on the ground floor level. To the first floor, access into three well proportioned bedrooms can be found alongside a luxury three piece tiled wet room. Externally, this property is set back from the road, approached via a driveway and low maintenance garden. To the rear, an impressive enclosed, mainly lawned garden can be found alongside a paved patio ideal for alfresco dining during those summer months. Offered for sale with no onward chain, please contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Features

- Three bedrooms
- Semi detached property
- Unfurnished accommodation
- Popular location
- Large breakfast kitchen
- uPVC conservatory
- Tiled wet room
- Driveway and garden
- No onward chain
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 55 years +

When was the roof last replaced? Unknown

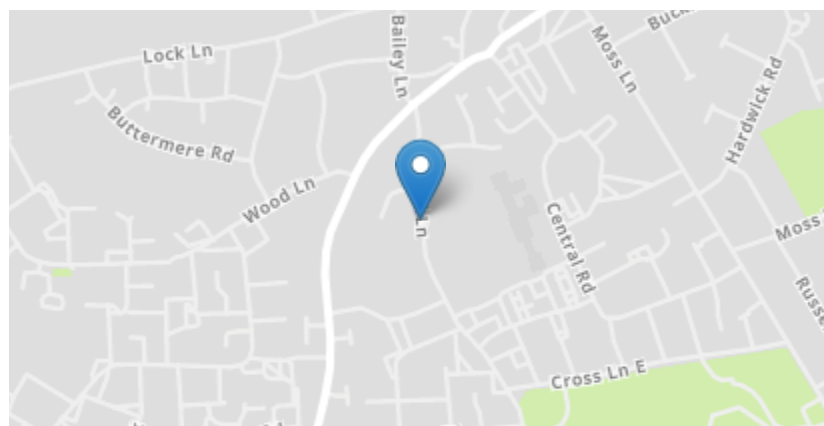
How old is the boiler and when was it last inspected? Gas central heating - inspected annually

When was the property last rewired? EICR in place

Which way does the garden face? West facing rear garden

Reasons for sale of property? Sale of family property

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		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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