



AWARDED FOR  
MARKETING | SERVICE | RESULTS



BUTTERMERE ROAD  
PARTINGTON

£185,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Buttermere Road, Partington, M31 4NF

**\*\*VIDEO TOUR\*\* - \*\*CONSERVATORY TO THE REAR\*\* - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this well presented, significantly updated TWO DOUBLE BEDROOM mid terrace property with the added benefit of a conservatory to the rear. This attractive property offers spacious accommodation throughout and benefits from uPVC double glazing and gas central heating. The desirable property briefly comprises; Entrance porch, open plan living/dining room, a fitted kitchen and a conservatory. To the first floor there are two well proportioned bedrooms and a tiled white four piece bathroom. Externally to the front, an enclosed lawned garden can be found whilst to the rear, a south west facing garden can be accessed from the conservatory which provides an ideal space for a table and chairs during those summer months. 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. Offered for sale on a no chain basis. An internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Two double bedrooms
- Mid terrace property
- uPVC conservatory
- Gas central heating
- Popular location
- Ideal first time home
- No onward chain
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 6 years ago

When was the roof last replaced? Not during ownership

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

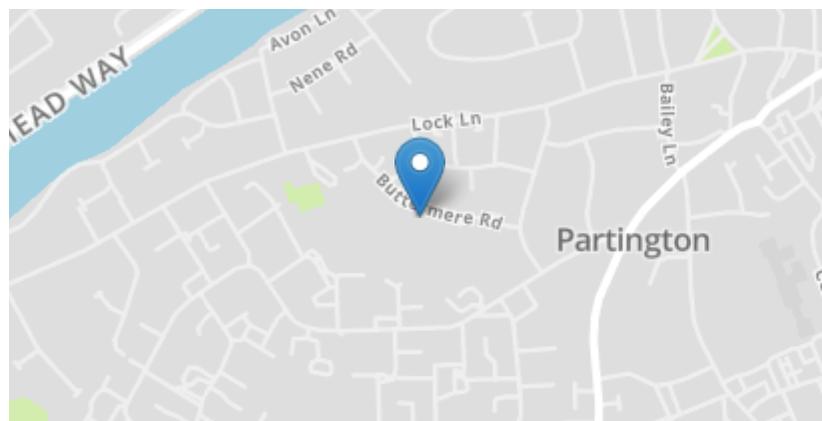
When was the property last rewired? EICR in place

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Conservatory - pre purchase

Reasons for sale of property? Sale of buy to let

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.