



**Guide price £290,000**

**Forest Gardens, Partington, M31**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Trading Places Estate Agents**  
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**TRADING PLACES**

**\*\* 120FT SOUTH WEST FACING REAR GARDEN \*\* TRADING PLACES** are delighted to be able to offer to the market a well presented **THREE BEDROOM DETACHED** property situated within a quiet residential cul-de-sac overlooking woodland to the rear. Located in one of Partington's most sought after roads the attractive and well-presented accommodation comprises; entrance hallway, a spacious living room which opens into a dining area alongside a fitted kitchen. Fully double glazed conservatory leading out to a **LARGE 120FT REAR GARDEN**. To the first floor there are three bedrooms and a three piece fitted bathroom. Boarded loft with pulldown ladder. Externally to the front of the property, a large driveway provides excellent off road parking facilities suitable for multiple vehicles. Without doubt, one of the main attracting features of this property is the larger than expected rear garden offering an excellent degree of privacy, not overlooked to the rear. The rear garden itself benefits from a generously sized patio suitable for alfresco dining during those summer months alongside a host of trees, plants and bushes and large pond. Other feature to note there are kennels for housing up to 8 dogs and a large workshop. This attractive property would make an ideal family home and is located within walking distance to Partington's town centre, close to the recently built shopping centre, Forest Gate Academy and Broadoak School. Partington benefits from easy access to Lymm and is just a few minutes drive to the M60 motorway. Ideal for any growing family and thus, an internal inspection comes highly recommended.

## **Making offers on Trading Places Houses**

**Your offer needs to be in writing to the below email with your position and any necessary supporting documents.**

**Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.**

**0161 747 0022 (option 1 calls all branches) email  
Chloe@tradingplacesurmston.co.uk with all offers**

**All offers need to be accompanied with proof of funds**

- 1. ID showing full names of all parties purchasing** (including middle names)
- 2. Please confirm your current situation again** (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
- 3. Timescales** (if you are bound by a date you need to complete a sale by)
- 4. Proof of deposit** (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
- 5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash**
- 6. Solicitors details** (most won't have yet but if you have please supply)