



 3
Bedrooms

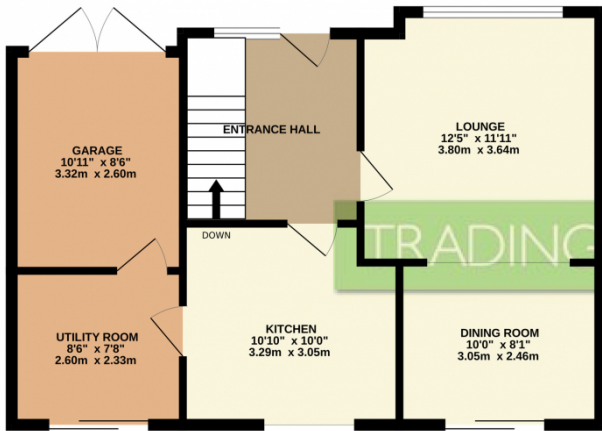
 1
Bathroom



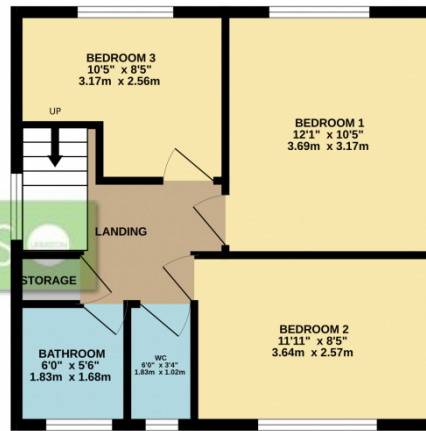


****SOUTH FACING REAR GARDEN**NO ONWARD VENDOR CHAIN**** TRADING PLACES ESTATE AGENTS are delighted to offer for sale this THREE-bedroom semi-detached property located on what is arguably one of the most desirable roads in Partington which now is in need of some cosmetic attention. This great family home is situated on a good-sized plot and benefits from double glazing and gas central heating. In brief, the spacious accommodation comprises entrance porch, entrance hallway, a spacious living room which leads through into a dining area with patio doors to the rear garden. A kitchen which leads you to the utility room and garage with access to the rear garden through sliding doors. To the first floor there are THREE well-proportioned bedrooms and a family bathroom. Externally, an enclosed SOUTH FACING mature garden can be found to the rear with a shaped patio area ideal for a table and chairs during those summer months. To the front of this property, excellent off-road parking facilities are provided by a large driveway which leads to the garage. 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.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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