



**Guide price £225,000**

**TENURE : FREEHOLD**

**Lock Lane, Partington, M31**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Utility Room**

**No Onward Vendor Chain**

**Boiler has been serviced**

**Council Tax Band B**

**EPC D**

**Trading Places Estate Agents**  
42 Flixton Road , Urmston, Manchester, M41 5AB  
mark@tradingplacesurmston.co.uk | 01617470022  
Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

**\*\*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.

## **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)

**Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.**

**Trading Places Estate Agents**

42 Flixton Road , Urmston, Manchester, M41 5AB

**mark@tradingplacesurmston.co.uk | 01617470022**

Website: <https://www.tradingplaces.co.uk/>

TRADING PLACES 