



**Offers over £250,000**

**TENURE : FREEHOLD**

**Grasmere Road, Partington, M31**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**EPC C**

**Council Tax Band B**

**No onward vendor chain**

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

**TRADING PLACES**

TRADING PLACES ESTATE AGENTS are pleased to offer for sale this tastefully presented semi detached property situated on the always popular Grasmere Road in Partington. This highly desirable home offer spacious, flexible living accommodation suitable for any growing family. In brief, the attractive accommodation comprises; porch, a welcoming entrance hallway, a generously sized living room and an open plan dining kitchen with double glazed patio doors opening to the rear garden. To the first floor there are three well proportioned bedrooms and a three piece tiled bathroom. Externally, to the front of the property, a gated, paved driveway can be found which provides off road parking facilities and leads to a detached garage with a separate workshop and shed, a larger than average, mainly lawned garden and patio area provide an ideal space for alfresco dining 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. An internal viewing is highly recommended to fully appreciate all this property has to offer.

## **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**