



 4  
Bedrooms

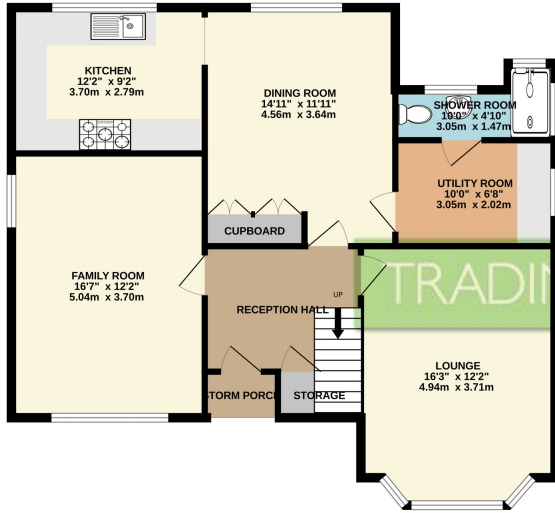
 1  
Bathroom



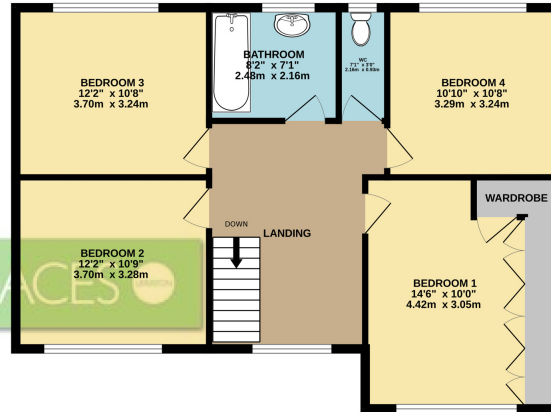


**\*\*ATTENTION PROPERTY DEVELOPERS \*\*** - A fantastic opportunity to acquire a charming FOUR BEDROOM DETACHED family property sitting on a 0.35 OF AN ACRE plot which provides ideal potential for development or refurbishment. This exciting opportunity is located in the heart of Partington town centre close to the newly built shopping centre, our Lady of Lourdes Catholic Primary School 0.4 miles and Broadoak School 0.5 miles. Partington benefits from easy access to Lymm, and is only a few minutes drive to the M60 motorway. In brief, the detached property itself comprises; a welcoming reception hallway, three spacious reception rooms, fitted kitchen with separate utility room and a downstairs shower room.. To the first floor there is a large landing opening to four double bedrooms, two piece bathroom suite and separate wc. Externally, this attractive period property is approached via a private driveway leading to a detached FOUR CAR garage. The magnificent property takes pride of place on a plot extending to approximately 0.35 acres. A rare opportunity for a property developer or family looking for a substantial property with a spectacular garden.

GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 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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