

# TRADING PLACES ●

£278,500

Marine Avenue, Partington, M31



3

Bedrooms



1

Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
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01617470022



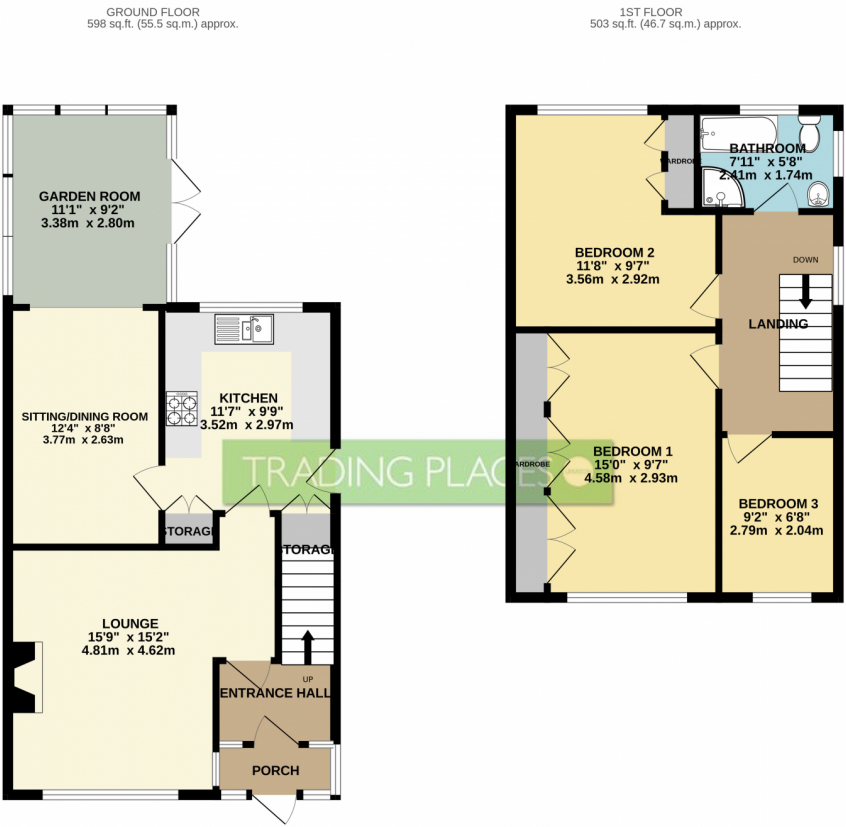








**\*\*LARGE PRIVATE GARDEN\*\*** TRADING PLACES ESTATE AGENTS are delighted to be able to offer to the market this well presented THREE BEDROOM semi detached property situated within a quiet residential cul-de-sac. Located on one of Partington's most sought after roads, the extended and reconfigured accommodation comprises; entrance porch, entrance hallway, a spacious living room, fitted kitchen, sitting room/dining room which opens into a bright garden room overlooking the rear garden. To the first floor, landing gives access into three generously sized bedrooms, the master having fitted wardrobes alongside a four piece tiled bathroom. Externally to the front of the property, a large driveway provides excellent off road parking facilities suitable for multiple vehicles and leads up to a detached garage. 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 decked patio suitable for alfresco dining during those summer months alongside a host of trees, plants and bushes. 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.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Marine Avenue, Partington, M31

