



**Guide price £225,000**

**TENURE : LEASEHOLD**

**Langdale Road, Partington, M31**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**NO VENDOR CHAIN**

**999 YEAR LEASE**

**£10PA GROUND RENT**

**EPC D**

**COUNCIL TAX BAND B**

**REDUCED TO SELL!**

**Trading Places Estate Agents**

42 Flixton Road , Urmston, Manchester, M41 5AB

mark@tradingplacesurmston.co.uk | 01617470022

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

**TRADING PLACES**

**\*\*NO ONWARD CHAIN\*\*** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM semi-detached property located on the ever popular Langdale Road in Partington. In brief, the desirable accommodation comprises; entrance porch, a spacious lounge/diner with ample space for a dining table and chairs. A fitted kitchen with a range of wall and base units. To the first floor there are three generous sized bedrooms and a three piece family bathroom. Externally, to the front of the property, a wrought iron gated driveway provides off road parking for several vehicles and leads up to a detached garage alongside a well stocked garden with a shaped lawned area. To the rear, an extensive low maintenance garden can be found with a patio area suitable for a table and chairs during those summer months. Further benefits of this well presented family home include gas central heating and uPVC double glazing. Located in the heart of Partington town centre within walking distance of the shopping centre and next to Our Lady of Lourdes Catholic Primary School. 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 [Urmston@tradingplaces.co.uk](mailto:Urmston@tradingplaces.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.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.