



Forest Gardens, Partington, Manchester, M31

Offers Over: £275,000

Leasehold

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** Stop scrolling and check out this fantastic family home set on an amazing size plot with South Facing Garden and woodland views **

This beautiful home is located at the top of a quiet cul-de-sac and is situated close to Partington's town centre which offers an abundance of amenities as well as being zoned for well-regarded schooling and offering great transport links into Lymm and the motorway networks.

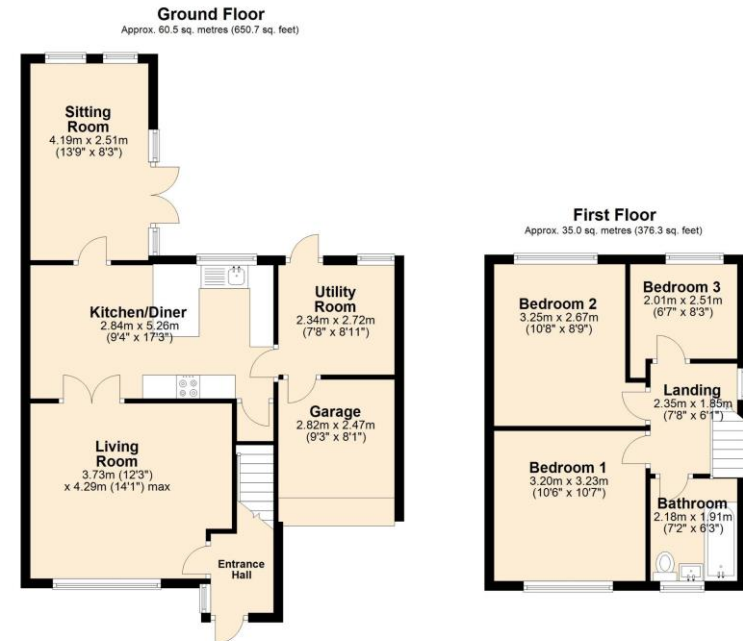
As you approach this home you are met with a driveway providing off road parking and access to the properties integral garage. You enter this beautiful home into a entrance hall where immediately on your left you find a spacious living room, this room is lit via a window to the front allowing heaps of natural light to flood the room. There is also a feature fire surround. Double doors provide access to the properties kitchen diner which offers a great space for the family to dine/ relax or entertain. The kitchen is fitted with a modern range of base and eye level units with a range of integral and free standing appliances. Located just off the kitchen is a newly built family room with feature vaulted ceiling and patio doors and floor to ceiling windows allowing light to flood the room. There is also the added benefit of a down stairs utility room located just to the rear of the garage.

The first floor is home to THREE bedrooms, which are all furnished with fully fitted wardrobes, the family bathroom offers a three piece white suite comprising bath with shower over, WC and wash hand basin.

Externally to the rear the property provides an incredible private garden with huge scope to further extend (Subject to planning permission and building regulations). The majority is laid to lawn with timber fence and hedge boundaries, there is a raised decked area and flower beds to the rear.

EPC Grade C

- Leasehold
- 999 years from 25 March 1969
- Ground Rent £16pa
- EPC Grade C
- Council Tax Band B



Total area: approx. 95.4 sq. metres (1027.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.