

TRADING PLACES



Peregrine Close,
Partington, M31

Offers over
£300,000

 3 Bedrooms

 2 Bathrooms

 1 Reception



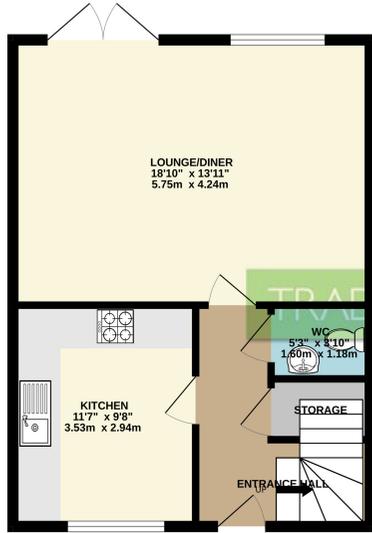
Peregrine Close, Partington, M31

Heath Farm is a sold out development which offered an exciting development of stylish 2, 3 and 4 bedroom homes, perfect for first-time buyers and families alike. Situated close to Partington Village, excellent local schools and a stone's throw to the open countryside. Built by Linden Homes this is a FREEHOLD property. TRADING PLACES ESTATE AGENTS are pleased to offer this fantastic opportunity to purchase a spacious, detached executive family home located within a quiet residential area overlooking open fields to the front. This highly desirable THREE BEDROOM/TWO BATHROOM property was built in 2022 by LINDEN HOMES and is designed to the highest specification. In brief, the well-proportioned accommodation is arranged over two floors and briefly comprises; a warm and welcoming entrance hallway with LVT flooring, a good sized lounge/dining room again with LVT flooring and patio doors out to the rear garden. Fitted kitchen with tiled floor and integral appliances.

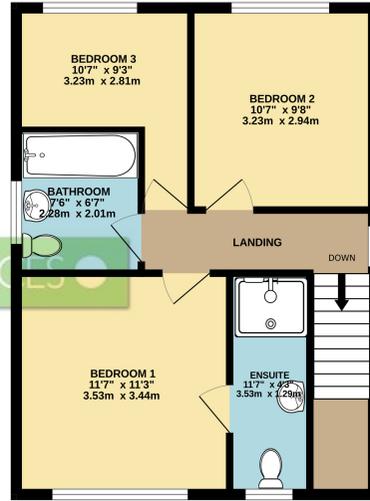




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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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Features

- Kitchen-Diner
- No Chain
- Electric Charging point
- Off Road parking for several cars
- Modern fitted kitchen Contemporary kitchen
- Modern bathroom
- Views over the park
- Close to Amenities
- Fully Double Glazed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(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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