



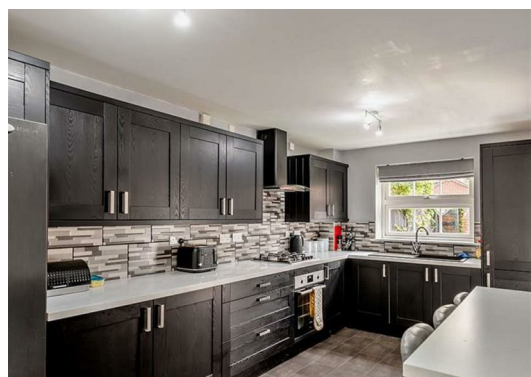
5 Partington Square, Runcorn, WA7 1LW Offers in excess of £370,000

Situated within the highly desirable Sandymoor development, this beautifully presented family home offers spacious and versatile accommodation finished to a high standard throughout. Occupying an attractive position on the popular Partington Square, the property combines modern living with a convenient location, making it an excellent choice for growing families and professionals alike.

The ground floor provides a welcoming entrance hall leading to a generous lounge and a contemporary open-plan kitchen/dining area, creating the perfect space for both everyday family life and entertaining. The property benefits from well-proportioned bedrooms, with the principal bedroom offering a peaceful retreat, complemented by modern bathroom facilities and ample storage throughout.

Externally, the home enjoys a private rear garden, ideal for outdoor dining and relaxing, together with off-road parking and an integral garage (where applicable).

Partington Square is ideally positioned close to a range of local amenities, highly regarded schools, scenic walks and excellent transport links. The nearby Mersey Gateway Bridge, M56 and M62 motorway networks provide easy access to Liverpool, Manchester, Chester and Warrington, making this an ideal location for commuters.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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