



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



 **Oliver James**
ESTATE AGENT

Warburton Lane, Partington
In Excess of **£260,000**



Warburton Lane

Partington, Manchester

'West Side,' a charming 3-bed semi-detached home on Warburton Lane. Spacious lounge with log burner, conservatory, 2 double, 1 single bedroom. Driveway, detached garage, garden. Ideal location with easy access to amenities. Classic charm meets modern living. Contact for a viewing today!

Council Tax band: C

Tenure: Freehold

- Welcome to 'West Side' an imposing Three Bedroom Semi Detached
- Set back off Warburton Lane Oozing Curb Appeal
- Bay fronted home with added Porch Entrance
- Large Lounge Diner with Log Burner measuring 6 metres long
- Conservatory
- Two Double Bedrooms, One Single
- Driveway
- Detached Garage
- Perfect Size Garden with Both Patio and Lawn Garden.





TheNegotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



Porch

2' 11" x 6' 11" (0.90m x 2.10m)

Hallway

Coving and radiator.

Lounge

19' 8" x 10' 6" (6.00m x 3.20m)

Front facing upvc window, rear facing french doors, log burner, coving, laminate flooring and radiator.

Conservatory

12' 10" x 8' 10" (3.90m x 2.70m)

Tiled flooring

Kitchen

15' 1" x 7' 3" (4.60m x 2.20m)

Rear and side facing upvc window, fitted range of base and wall units, Worcester Boiler (around 10 years old)

Landing

Side facing leaded window and loft access

Bedroom One

11' 10" x 10' 10" (3.60m x 3.30m)

Front facing upvc window, fitted wardrobes and radiator.

Bedroom Two

10' 10" x 7' 3" (3.30m x 2.20m)

Rear facing upvc window and radiator.

Bedroom Three

7' 7" x 6' 11" (2.30m x 2.10m)

Rear facing upvc window and radiator.

Bathroom

7' 7" x 6' 11" (2.30m x 2.10m)

Front facing upvc window, three piece suite with over bath shower, heated towel rail, tiled walls and flooring.



GARDEN

Lawn Garden and Spacious Patio area to rear and side of the home.

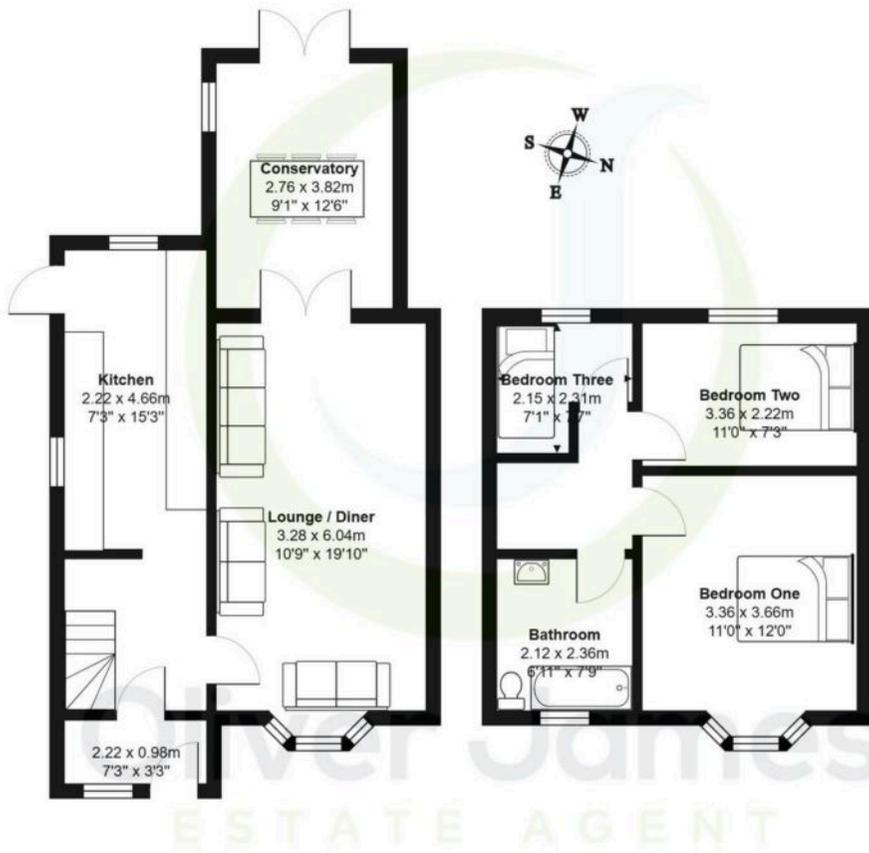
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





Total Area: 85.6 m² ... 921 ft²

All measurements are approximate and for display purposes only



Oliver James
ESTATE AGENT

The Negotiator
Awards 2023
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk



 **Oliver James**
ESTATE AGENT