

# TRADING PLACES

£220,000  
Willow Road, Partington, M31



 3  
Bedrooms

 1  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
mark@tradingplacesurmston.co.uk

01617470022

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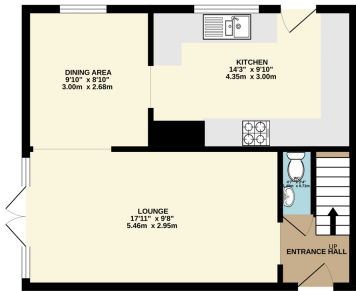
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**\*\* HUGE SOUTH FACING LANDSCAPED GARDEN\*\*** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale a fantastic THREE BEDROOM terrace property situated within a sought after location of Partington with excellent access to public transport, local amenities and the motorway network. This well presented home has updated by our clients to provide tastefully decorated accommodation which briefly comprises; entrance hallway, downstairs wc, 18ft living/dining room with double doors opening into the rear garden, a modern fitted kitchen. The kitchen itself comes complete with a host of wall and base units, contrasting worksurfaces. To the first floor, there are three well proportioned bedrooms and a four piece bathroom. Pull down loft ladder leads up to a converted loft room with velux skylights. Externally the property is approached via a gated pathway leading up to the entrance door. To the rear, without doubt, one of the main attracting features of this family home is the delightful south facing landscaped garden can be found which is mainly laid to lawn alongside a large patio area idea for alfresco dining during those summer months. Located in the heart of Partington within walking distance of the shopping centre, Broadoak High School and Partington sports village. 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.

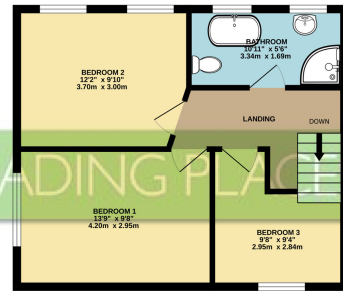
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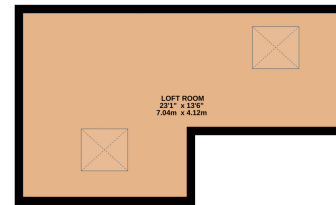
GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.




2ND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Willow Road, Partington, M31

