



LOCK LANE  
PARTINGTON

£200,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



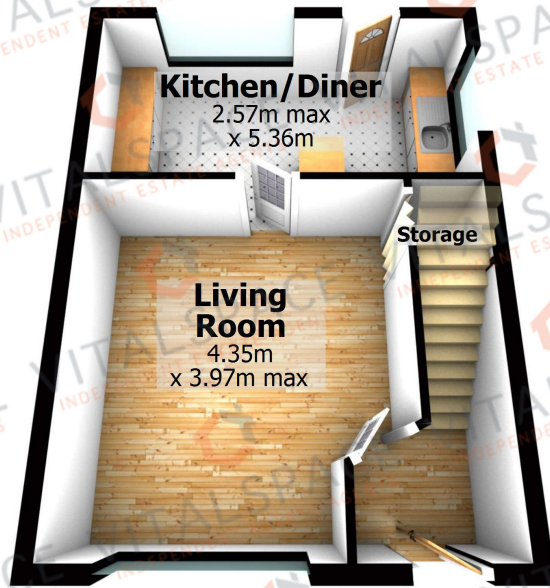
## Lock Lane, Partington, M31 4PW

**\*\*NO ONWARD CHAIN\*\* - \*\*MODERNISATION REQUIRED\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious THREE BEDROOM semi detached property situated on a popular Partington road. This property is located within walking distance of Partington's town centre close to the shopping centre, our Lady of Lourdes Catholic Primary School and Broadoak School. Partington benefits from easy access to Lymm and is just a few minutes drive to the M60 motorway. In brief, the desirable accommodation comprises; welcoming entrance hallway, a spacious living room and a good sized open plan dining kitchen with access leading out into the rear garden. To the first floor level, a shaped landing provides entry into three generously sized bedrooms and a contemporary three piece bathroom. Externally, to the front of the property, a driveway provides off road parking and leads down to the side of the house. To the rear, an enclosed mainly lawned garden can be found and benefits from a raised decked seating area providing a suitable space for alfresco dining during those summer months. Offered for sale with no onward chain, an internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information.

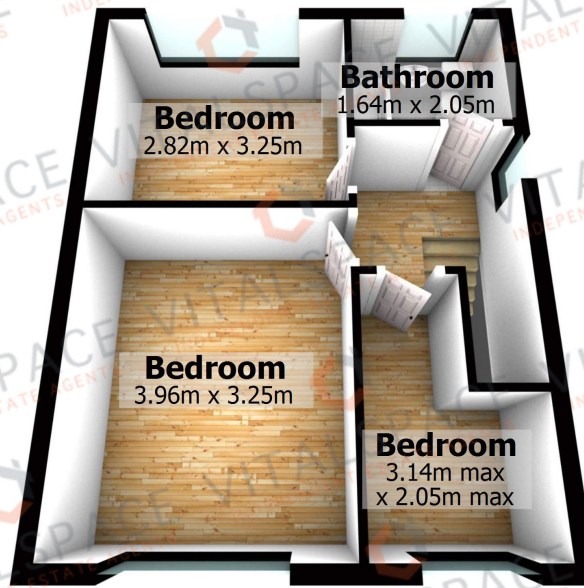




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Modernisation required
- uPVC double glazing
- Desirable location
- Gas central heating
- Large rear garden
- Ideal family home
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 19 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating

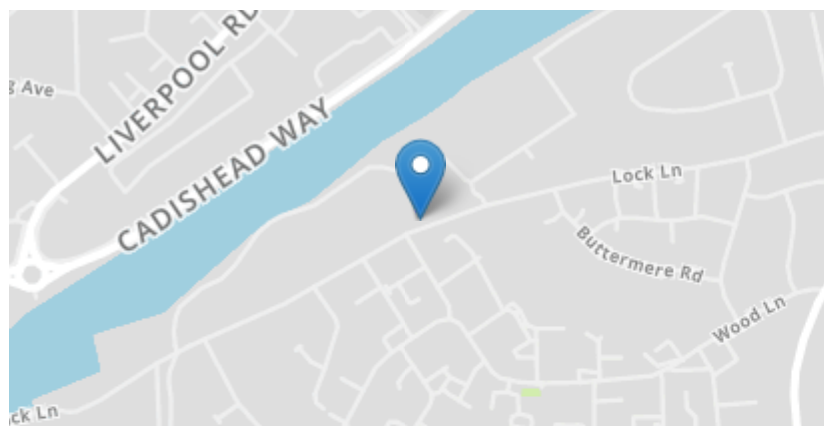
When was the property last rewired? Unknown - not during purchase

Which way does the garden face? North West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

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