



WESTMORLAND ROAD
PARTINGTON

£175,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

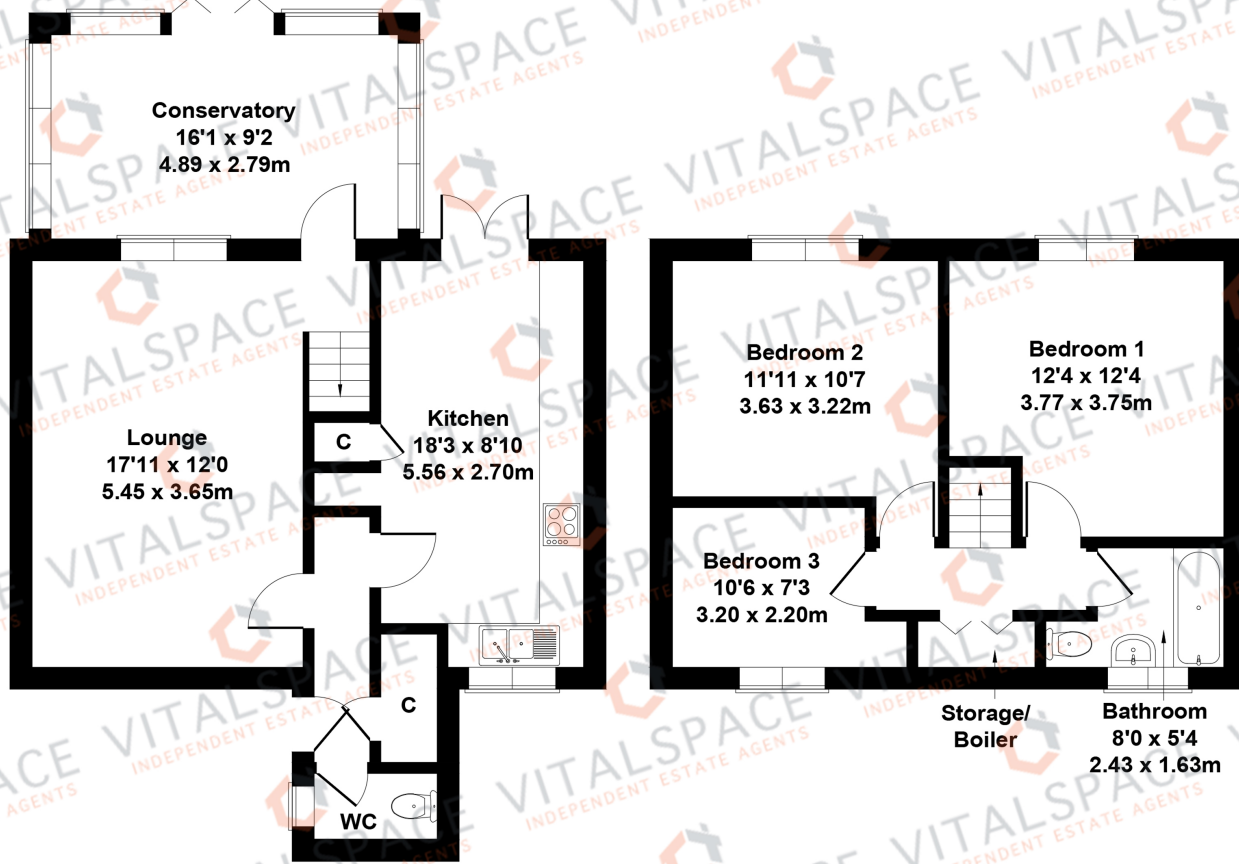


Westmorland Road, Partington, M31 4WT

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this deceptively spacious mid terrace property located on Westmorland Road in Partington. In brief, the tastefully updated accommodation comprises; welcoming entrance hallway, a spacious living room which opens into an impressive 18ft open plan dining kitchen room fitted with a comprehensive range of wall and base units with contrasting worksurfaces. A uPVC conservatory creates additional secondary reception space and offers versatile space ideal for use as a sitting room or home office. A useful downstairs WC completes the ground floor accommodation. To the first floor level, a shaped landing provides entry three good sized bedrooms and a three piece bathroom with a shower over bath combination. Externally, to the front of this property, a good sized gated driveway can be found providing off road parking. To the rear, the secluded low maintenance south facing garden would be ideal for any family ideal for a table and chairs. Located within walking distance of Partington town centre and its shopping centre. 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.







GROUND FLOOR

FIRST FLOOR

Features

- Three bedrooms
- Mid terrace property
- Cul-de-sac location
- Enclosed rear garden
- Driveway parking
- Downstairs WC
- Ideal first home
- 18ft Kitchen/dining room
- uPVC conservatory
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 31 Jan 2020

Tenure: Freehold

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

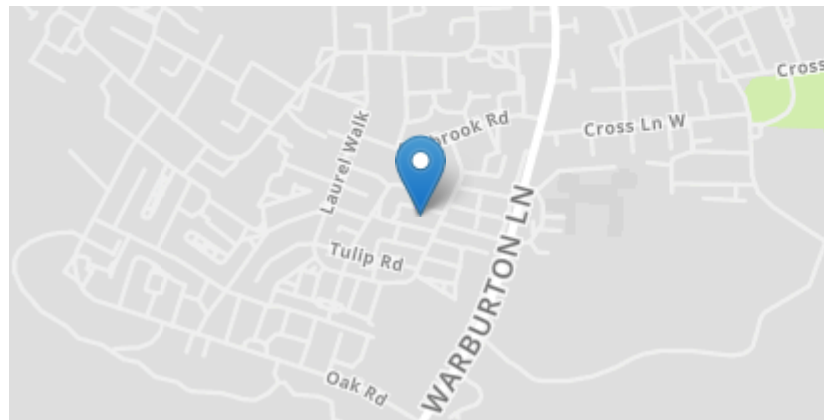
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?
Conservatory - pre purchase

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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(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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