



# BUTTERMERE ROAD PARTINGTON

OFFERS OVER  
**£250,000**

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Buttermere Road, Partington, M31 4WE

**\*\*IMMACULATELY PRESENTED\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this tastefully presented, extended semi-detached property situated on the always popular Buttermere Road in Partington. This highly desirable home offer spacious, flexible living comprehensively updated by our clients with accommodation suitable for any growing family. In brief, the attractive accommodation comprises; a welcoming entrance hallway with bespoke understairs storage, a generously sized living room and an impressive 17ft open plan dining kitchen with access into a 10ft uPVC conservatory with doors opening out into the large landscaped garden. To the first floor there are three well proportioned bedrooms and a contemporary four piece tiled bathroom. Externally, to the front of the property, a paved driveway can be found which provides fantastic off road parking facilities and leads up to the attached converted garage. To the rear of the property, without doubt, one of the main attracting features of this property is beautifully landscaped 80ft, tiered garden with a paved patio area, ideal space for alfresco dining during those Summer months. The converted garage space is ideal for use as a home office / gym alongside a useful utility room. Further benefits of this desirable home include uPVC double glazing, a gas central heating system last serviced in December 2023 and an internal electrical re-wire in 2011. 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. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Immaculate condition
- Open plan dining kitchen
- Landscaped rear garden
- Modern four piece bathroom
- uPVC conservatory
- Excellent driveway parking
- Popular location
- Excellent family home

## Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? Garage roof replaced

How old is the boiler and when was it last inspected? Gas central heating - last serviced April 2022

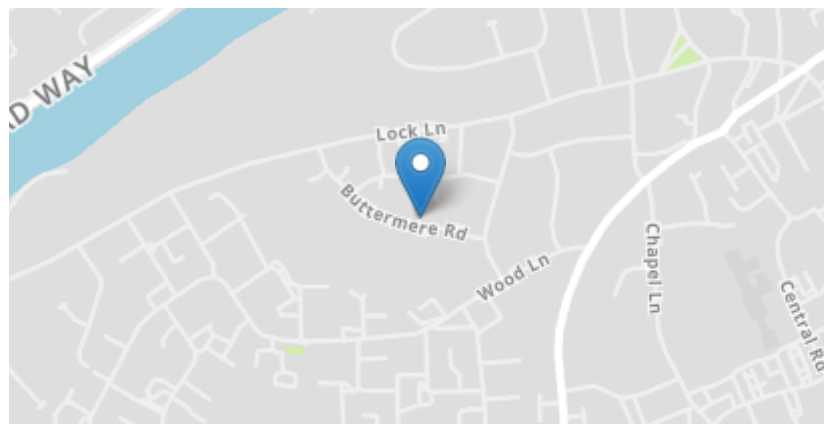
When was the property last rewired? 2008

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Conservatory 2021

Reasons for sale of property? Upsizing

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+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(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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