



# THE WILLOWS PARTINGTON

## £240,000

-  2 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

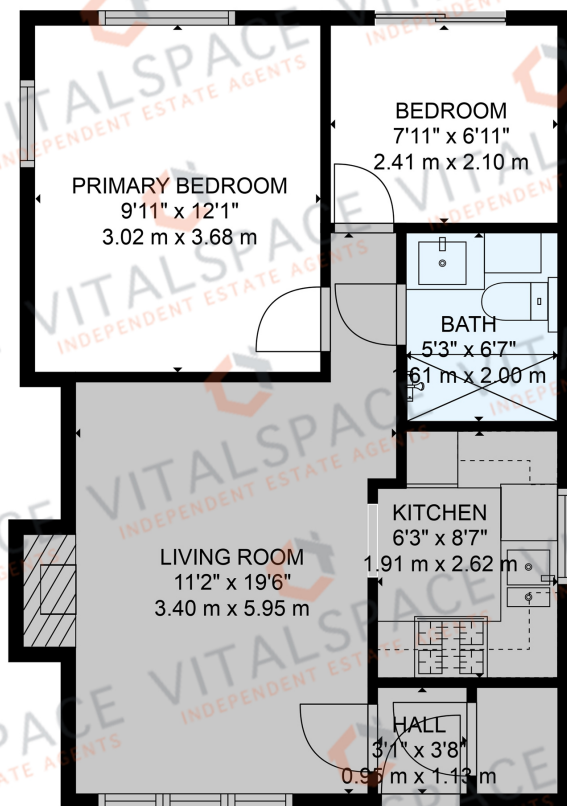


# The Willows, Partington, M31 4EJ

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented TWO BEDROOM semi detached bungalow located on a peaceful Partington cul-de-sac. The attractive accommodation has been updated by our clients and benefits from a recently updated gas central heating system, a modern kitchen and a luxury tiled shower room. In brief the well proportioned property comprises; entrance hallway, a spacious living room living room, modern fitted kitchen, two bedrooms and a contemporary three piece shower room. Externally, there is an enclosed low maintenance South West facing rear garden, a large paved patio and off road parking for several vehicles to both the front and rear of the property. This exceptionally well presented property is located within walking distance of Partington's town centre close to the recently built 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. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Two double bedrooms
- Semi detached bungalow
- Quiet cul de sac
- Recently updated
- Front and rear parking
- South west facing garden
- Gas central heating
- uPVC double glazing
- Modern fitted kitchen
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2001

Tenure: Leasehold - £25.00 ground rent per annum

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

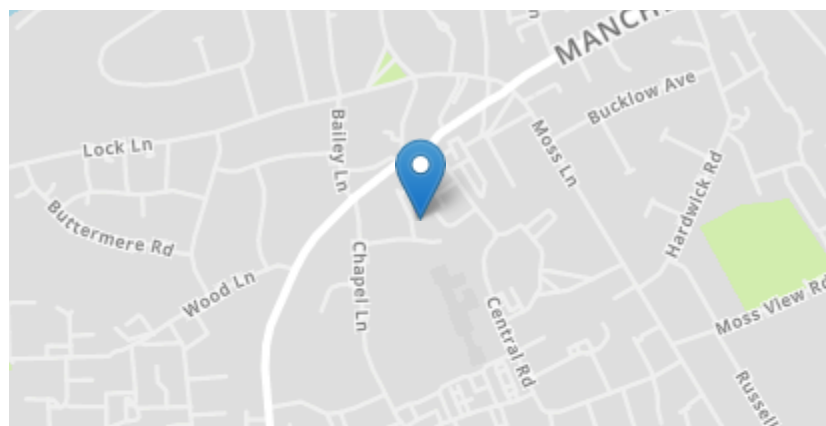
When was the property last rewired? No

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

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

Reasons for sale of property? Relocating

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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	57	
(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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