



CROSS LANE WEST
PARTINGTON

£230,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cross Lane West, Partington, M31 4EU

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this recently decorated **THREE BEDROOM** semi detached family residence located on a popular Partington road. Benefits from new carpets & being sold with no vendor chain, therefore making an early completion date possible. In brief the accommodation comprises welcoming hallway, a good sized living room which opens into a dining room alongside a modern fitted kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a three piece bathroom. The property is uPVC double glazed and warmed by gas central heating throughout. Externally to the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. The driveway continues to the side and leads to the rear. To the rear there is an ornate garden with paved patio areas, all of which is fenced for privacy. This attractive property is located within minutes walk 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 Lvmm and is just a few minutes drive to the M60

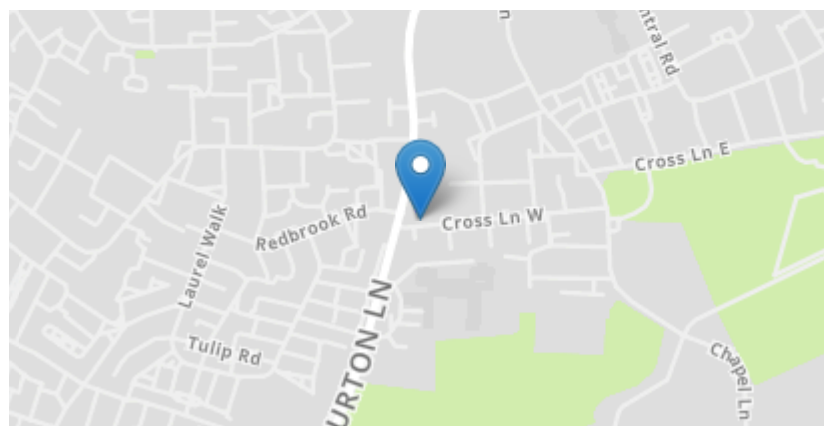




Features

- Three bedrooms
- Semi detached property
- No onward chain
- Ideal family home
- Gas central heating
- uPVC double glazing
- Driveway parking
- Viewing recommended

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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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