



ERSKINE ROAD
PARTINGTON

OFFERS OVER

£165,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



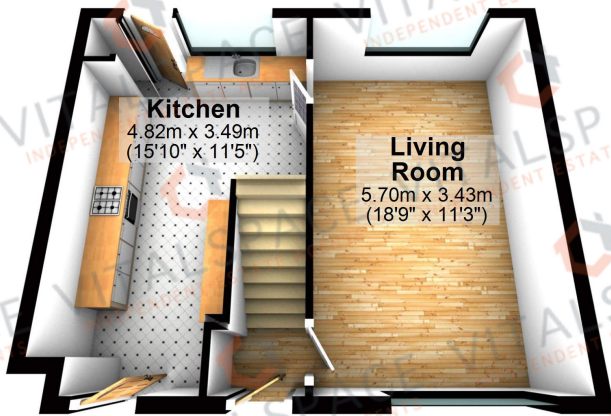
Erskine Road, Partington, M31 4FX

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are proud to offer for sale this much loved THREE BEDROOM mid terrace property positioned on a quiet Partington road. In brief the deceptively spacious accommodation comprises; welcoming hallway, a generously sized living room, and a dining kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms, a two piece shower room and a separate WC. The property is warmed by gas central heating and is UPVC double glazed throughout. Externally to the front of the property there is an ornate garden with pathway leading to the front door whilst to the rear there is a generous lawned garden, fenced for privacy. Located in the heart of Partington town centre within walking distance of the recently built shopping centre. Partington also benefits from easy access to Lymm and is only a few minutes drive to the M60 motorway. An ideal property for a buy to let investor or first time buyer. An internal inspection comes highly recommended.





Ground Floor



First Floor



Features

- Three bedrooms
- Mid terrace property
- No onward chain
- Gas central heating
- uPVC double glazing
- Large dining kitchen
- Popular quiet location
- Ideal first home
- Enclosed rear garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 18 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced 2023

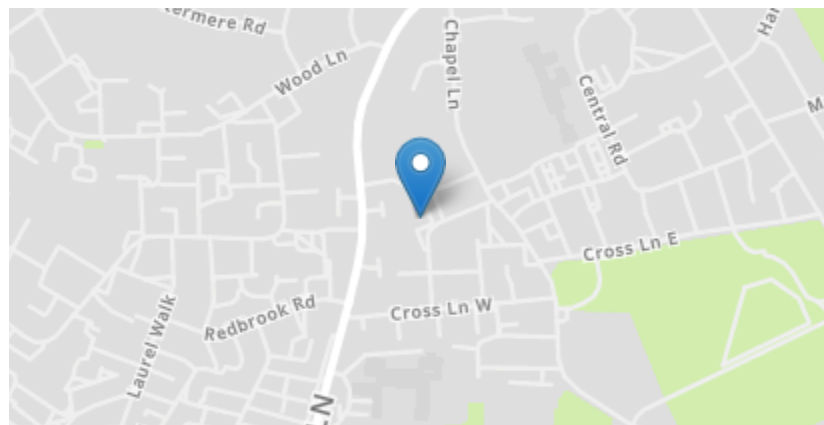
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Death of owner

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		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.