



RUSSELL ROAD
PARTINGTON

OFFERS OVER

£250,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Russell Road, Partington, M31 4DZ

****VIDEO TOUR** - **EXTENDED ACCOMMODATION** - **NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented, extended THREE BEDROOM semi detached property situated on a quiet Partington road just off Moss Lane. In brief this spacious, tastefully decorated property comprises of a warm and welcoming entrance hallway, a good sized bay fronted living room which opens into a dining room with sliding doors leading into a uPVC conservatory which overlooks the enclosed rear garden. A generously sized 17ft breakfast kitchen itself comes complete with a range of wall and base units with contrasting worksurfaces with a breakfast bar providing space for seating. Access into an integral garage can be found via the kitchen and completes the ground floor accommodation To the first floor, a shaped landing provides entry into three generously sized bedrooms and a contemporary three piece bathroom. Externally, to the front of the property, a gated driveway provides off road parking alongside a shaped lawned garden with timber fenced boundaries. To the rear there is a good sized, beautifully landscaped garden which is mainly laid to lawn with a paved patio area ideal for alfresco dining during those Summer Months. Further benefits of this desirable family home include gas central heating, uPVC double glazing and is offered for sale with no onward chain. Located 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.







Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Quiet Partington location
- Garage and driveway
- Three reception rooms
- Secluded rear garden
- No onward chain
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 16 years ago

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating - serviced 2/3/23

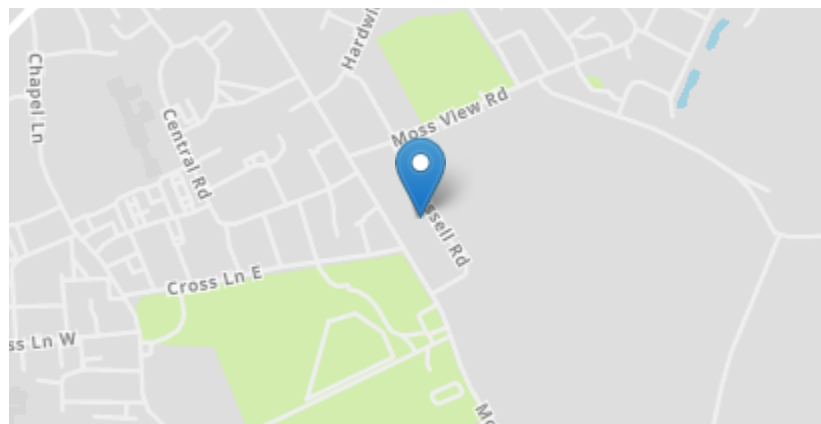
When was the property last rewired? Unknown

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

Are there any extensions and if so when were they built? Conservatory - circa 2018 / 2019

Reasons for sale of property? Sale of family home

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	72	
(55-68)	D		
(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.