



PATTERDALE ROAD  
PARTINGTON

£170,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Patterdale Road, Partington, M31 4NH

**\*\*MODERNISATION REQUIRED\*\*** - **\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi detached property situated on a popular Partington Road. Requiring modernisation throughout, in brief this spacious property comprises of a welcoming entrance hallway, a good sized living room with a large window to the front elevation opening into a dining area with a conservatory beyond. A kitchen can also be accessed via the entrance hallway To the first floor, a shaped landing provides entry into three generously sized bedrooms and a three piece bathroom. Externally, to the front of the property, a gated driveway can be found which provides off road parking for multiple vehicles leading to the side of the property. To the rear there is a good sized, enclosed garden, mainly laid to lawn and a detached garage. 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 an internal inspection.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Required modernisation
- No onward chain
- Popular location
- Driveway and garage
- Large rear garden
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 55 years

When was the roof last replaced? Unknown

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

When was the property last rewired? Unknown

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Conservatory, unsure of date

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.



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