



DEAN CLOSE  
PARTINGTON

£268,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Dean Close, Partington, M31 4BQ

**\*\*VIDEO TOUR\*\* - \*\*IMMACULATE CONDITION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented, extended THREE BEDROOM semi detached property situated on a quiet Partington cul-de-sac. In brief this spacious, tastefully decorated, recently renovated property comprises; a generously sized living room with a large window to the front elevation and double doors leading into an impressive open plan dining kitchen with ample space for a dining table and chairs alongside bi-fold doors which open to provide access out into the rear garden. The kitchen itself is newly fitted and comes complete with a range of high 'shaker' style wall and base units with contrasting Quartz worksurfaces. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a luxury four piece bathroom with a feature roll top bath and a separate walk in shower. Externally, to the front of the property, a large paved driveway can be found which provides off road parking. To the rear there is a good sized, beautifully landscaped garden with with timber fence boundaries. The garden itself is laid with artificial grass with a large porcelain tiled patio area ideal for alfresco dining during those Summer Months. A useful home office / study can be accessed via the garden, ideal if you work from home. Further benefits of this stunning family home include an electrical re-wire in 2021, new uPVC windows installed in 2021 and a recently fitted kitchen and bathroom. 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. Offered for sale with no onward chain, an internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents for further information.









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Cul de sac location
- Recently renovated
- Open plan dining kitchen
- Landscaped rear garden
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since June 2021

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Re-wired in September 2021

New uPVC double glazed windows installed - September 2021

Are there any extensions and if so when were they built? Not during ownership

Reasons for sale of property? Upsize

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>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(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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