



ELIZABETH ROAD  
PARTINGTON

OFFERS OVER

£240,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Elizabeth Road, Partington, M31 4PU

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS have pleasure in bringing to the sales market this well presented THREE BEDROOM family home located on a quiet Partington cul-de-sac. Perfectly situated offering well balanced accommodation, this attractive property briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted living room which leads into a good sized dining room with sliding doors opening out into the rear garden. A modern kitchen completes complete with a host of wall and base units with contrasting worksurfaces. To the first floor level, a shaped landing gives access into three generously sized bedrooms and a contemporary four piece bathroom with a separate bath and shower cubicle. Externally to the front of the property, there is a large driveway offering excellent off road parking facilities and leads up to a carport with a detached garage beyond. To the rear of the property, a mainly lawned WEST facing garden can be found, enclosed by timber fencing with a paved patio area providing an excellent space for entertaining during those summer months. Further benefits of this desirable home include double glazing and gas central heating. This well presented property is situated within easy reach of the property is Partington Town Centre which boasts an array of shops and popular amenities. There are bus facilities and local schools and St Mary's church within walking distance. Partington is also well connected for commuting into Sale, Altrincham, Urmston, Warrington and very handy for Dunham Massey. To arrange an appointment to view or for further information, please contact VitalSpace Estate Agents.

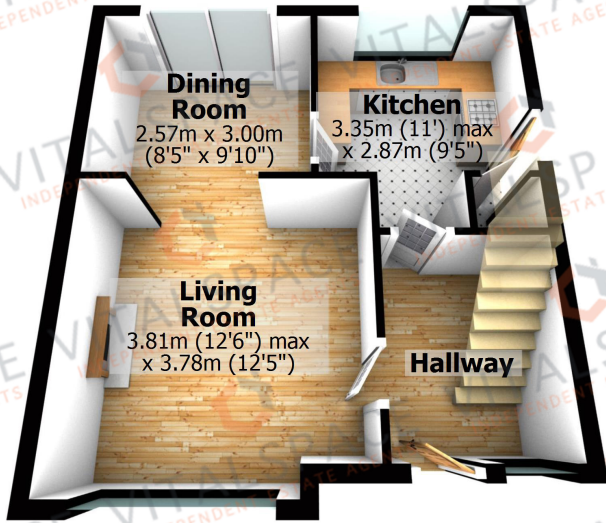




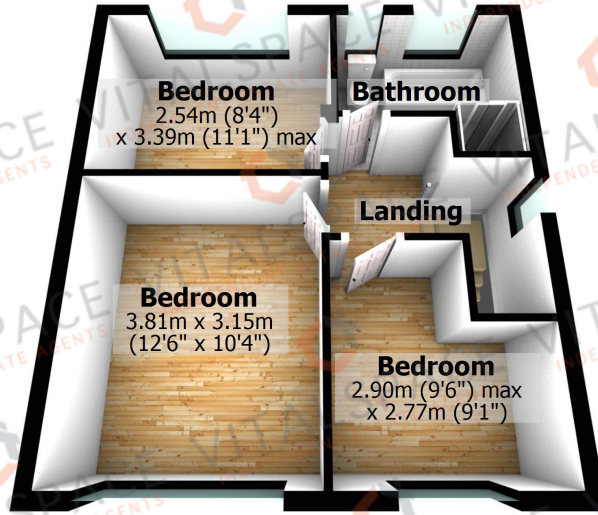




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Quiet cul de sac location
- Garage and driveway
- West facing rear garden
- Ideal family home
- Gas central heating
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2008

When was the roof last replaced? Unknown

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

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? Sale of buy to let

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>69</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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