



RUSSELL ROAD
PARTINGTON

£260,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Russell Road, Partington, M31 4DY

****VIDEO TOUR** - **IMMACULATE CONDITION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented THREE BEDROOM semi detached property situated on a quiet Partington road. In brief this spacious, tastefully decorated property comprises; a warm and welcoming entrance hallway, a generously sized living/dining room with a large window to the front elevation alongside an impressive breakfast kitchen with access out into the rear garden. The kitchen itself forms the hub of this impressive family home being recently updated, complete with a range of high gloss wall and base units with contrasting black Quartz worksurfaces. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a two piece bathroom and a separate WC. Externally, to the front of the property, a large tegular paved driveway can be found which provides off road parking for multiple vehicles. To the rear there is a good sized, landscaped SOUTH EAST facing garden with timber fence boundaries. The garden itself is mainly laid to lawn with a gravel and paved pathway leading to the rear boundary. A useful home office / garden room can be accessed via the garden, ideal if you work from home complete with uPVC double glazing, electric and lighting. Further benefits of this stunning family home include an electrical re-wire in 2011, a newly fitted roof in 2024, gas central heating and uPVC double glazing. 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
- Stunning breakfast kitchen
- Desirable location
- Open aspect views
- Luxury garden room
- Immaculate Condition
- Large paved driveway
- Perfect family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 9 years +

When was the roof last replaced? September 2024

How old is the boiler and when was it last inspected? Gas central heating - installed May 2008 - last serviced May 2024

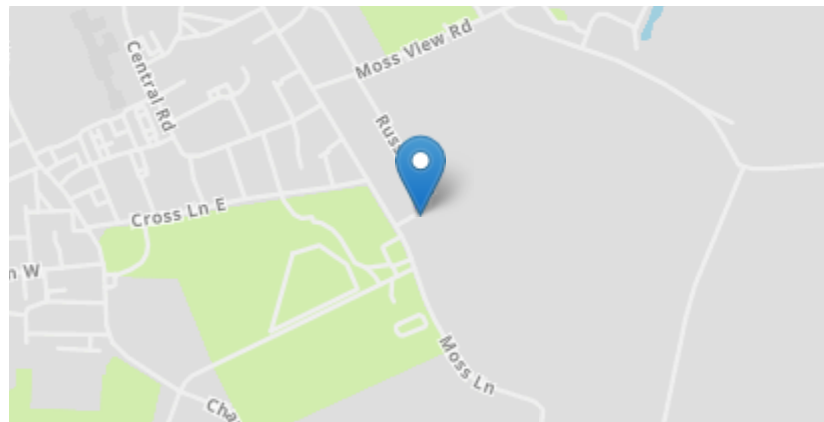
When was the property last rewired? 2011

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

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

Reasons for sale of property? Moving closer to friends

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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