



 **3**
Bedrooms

 **1**
Bathroom

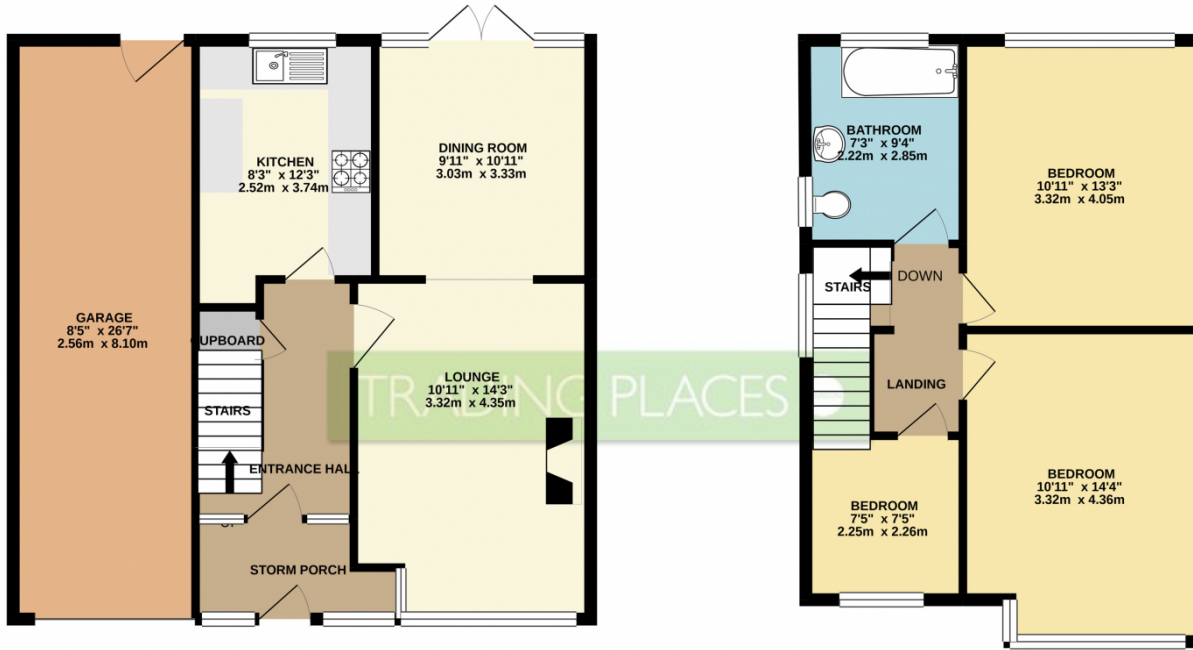




TRADING PLACES ESTATE AGENTS are pleased to offer for sale this desirable THREE BEDROOM semi detached property located on arguably one of the most desirable roads in Partington. This attractive property benefits from uPVC double glazing and a gas central heating system and in brief the well cared for accommodation comprises; uPVC porch, a warm and welcoming entrance hallway, a bay fronted living room which leads into a separate dining room, modern fitted kitchen overlooking the rear garden. To the first floor there are three good sized bedrooms and a excellent size three piece white bathroom. Externally, to the front of the property, a driveway provides off road parking and leads up to the attached garage. To the rear of this family home a mainly lawn garden with enclosed fenced boundaries and a paved patio area suitable for a table and chairs and hot tub during those summer months. The proerty also benifits from full planning for a single storey side and rear extension. An early viewing is recommended to avoid disappointment.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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