

# TRADING PLACES ●

£325,000

River Lane, Partington, M31



4

Bedrooms



2

Bathrooms

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01617470022





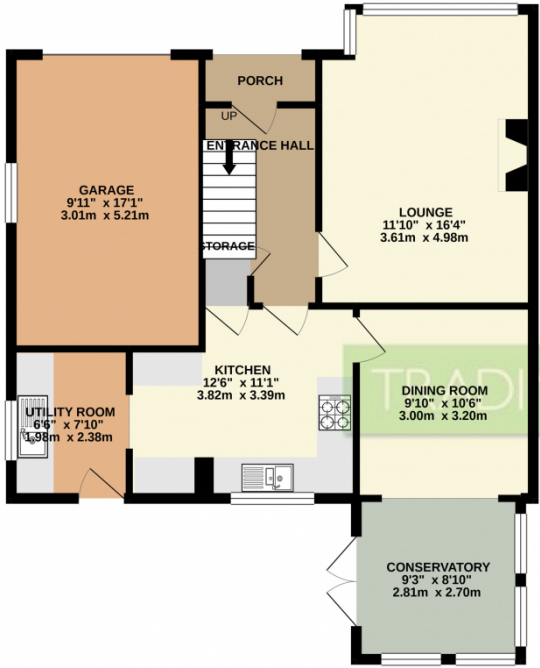




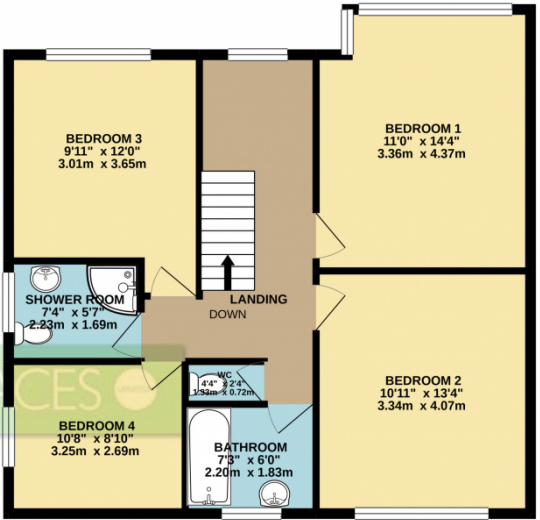


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this desirable extended 1600SQFT FOUR BEDROOM/TWO BATHROOM semi detached property located on arguably one of the most desirable roads in Partington. This attractive, spacious property benefits from double glazing and a gas central heating and in brief the well cared for accommodation comprises; a welcoming entrance hallway, a bay fronted living room, a good sized dining room leading to a fully double glazed conservatory, fitted kitchen with a separate utility room. To the first floor there is a large landing with space for a study area, four good sized bedrooms, modern three piece bathroom and a separate WC with an extra second shower room. Externally, to the front of the property a lawn garden with flowerbeds, gated driveway provides off road parking which leads up to a attached garage. To the rear of this family home, an appealing feature of this property is the generously sized landscaped garden which is mainly laid to lawn with enclosed fenced boundaries, mature plants and bushes and a paved patio area idea for a table and chairs during those summer months. This exciting family home is located in the heart of Partington town centre close to the newly built shopping centre, our Lady of Lourdes Catholic Primary School 0.2 miles and Broadoak School 0.4 miles. Partington also benefits from easy access to Lymm, and is only a few minutes drive to the M60 motorway. An early viewing is recommended to avoid disappointment.

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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