



WARBURTON LANE
PARTINGTON

£500,000



3 BEDROOMS



2 BATHROOMS



4 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Warburton Lane, Partington, M31 4NR

Welcome to Birchdale, an elegant double fronted period residence, set within beautifully landscaped gated grounds. Occupying an enviable gated position, Birchdale is a distinguished double fronted period residence that enjoys a wonderful sense of privacy and seclusion, complemented by beautifully landscaped gardens and exceptionally generous yet versatile accommodation measuring 199 Sqm / 2142 Sqft arranged over three impressive floors. Approached via wrought iron gates, the property is introduced by a sweeping driveway providing extensive parking, while mature planting and manicured gardens frame the house, creating an immediate impression of timeless elegance and arrival. The accommodation opens with an entrance porch leading into an impressive reception hall, where the scale and character of the home become immediately apparent. High ceilings, period detailing and a thoughtful layout combine to create a welcoming first impression. To the front of the property, there are two beautifully proportioned reception rooms, each centred around an attractive period fireplace. These elegant living spaces offer remarkable versatility, equally suited to formal entertaining, quieter evenings or everyday family life. To the rear, the home naturally transitions into its social heart: a spacious kitchen and dining room, thoughtfully appointed with an extensive range of fitted cabinetry and designed to accommodate both relaxed family living and larger gatherings. A practical utility/shower room enhances everyday functionality, while an exceptional family room positioned to the rear of the property benefits from double doors which opening directly out into the gardens, creating a seamless connection between the house and its outdoor setting. The first floor provides three generously proportioned double bedrooms, two benefiting from fitted wardrobes, all served by a generously sized four piece family bathroom. Stairs rise from the first floor landing to a second floor which offers two further substantial attic rooms, presenting exceptional flexibility for guest accommodation, home working, hobbies or additional family living, depending on individual requirements. Externally, the gardens are a particular highlight of Birchdale, thoughtfully landscaped to provide a series of attractive outdoor spaces for entertaining, recreation and quiet enjoyment throughout the seasons. A substantial garage with an extended rear section offers excellent storage and workshop potential, while a fully fitted garden bar creates a superb entertaining space, perfectly suited to hosting family and friends during those summer months.







Features

- Three spacious bedrooms
- Detached period residence
- 199 Sqm² / 2142 Sqft
- Arranged over three floors
- Beautiful landscaped gardens
- Useful attic rooms
- Highly convenient location
- Three reception rooms
- Summer house / bar
- Gated driveway and garage

Frequently Asked Questions

How long have you owned the property for? 31 years

When was the roof last replaced? Yes, 31 years ago

How old is the boiler and when was it last inspected? Gas central heating - last serviced October 2025

When was the property last rewired? Not during ownership

Which way does the garden face? facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Downsize and move closer to family

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	60	73
EU Directive 2002/91/EC		
England, Scotland & Wales		

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