

WARBURTON LANE
PARTINGTON

£235,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

EPC GRADE:- TBC

VITALSPACE
INDEPENDENT ESTATE AGENTS







Warburton Lane, Partington, M31 4NR

NO ONWARD CHAIN - **CENTRAL PARTINGTON LOCATION** - **VIDEO TOUR** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well-presented three-bedroom semi-detached home, situated on a highly desirable road in the heart of Partington. Extending to approximately 62 sqm (678 sq ft) of well-planned living accommodation, this attractive property is ideally suited to first-time buyers, young families, or those looking to upsize. The accommodation is entered via a welcoming entrance porch, leading into a bright and spacious bay-fronted living room. To the rear, a separate dining room overlooks the south-facing garden, creating an ideal space for family dining and entertaining, while the fitted kitchen benefits from a useful walk-in pantry, providing excellent additional storage. An internal door also gives access to the attached garage, offering further storage or exciting potential for conversion, subject to the necessary consents. To the first floor, a central landing provides access to three well-proportioned bedrooms, comprising a generous principal bedroom, a spacious second double bedroom, and a versatile third bedroom, ideal as a nursery, home office, or guest room. A contemporary family shower room completes the internal accommodation. Externally, the property enjoys a large paved driveway to the front, providing off-road parking for several vehicles and access to the attached garage. To the rear, a private south facing garden is mainly laid to lawn with timber-fenced boundaries, offering an ideal outdoor space for families, entertaining, or simply relaxing in the sunshine. Offering spacious accommodation, excellent outdoor space, and exciting scope to personalise, this fantastic home represents an excellent opportunity to acquire a property on a sought-after central Partington road. Ideally located within easy walking distance of local amenities, including the shopping centre, Broadoak High School, and Partington Sports Village, the property also enjoys excellent connectivity to nearby Lymm and convenient access to the M60 motorway network. Offering stylish, flexible accommodation in a highly convenient location, this exceptional family home must be viewed to be fully appreciated. Contact VitalSpace Estate Agents today to arrange your viewing.











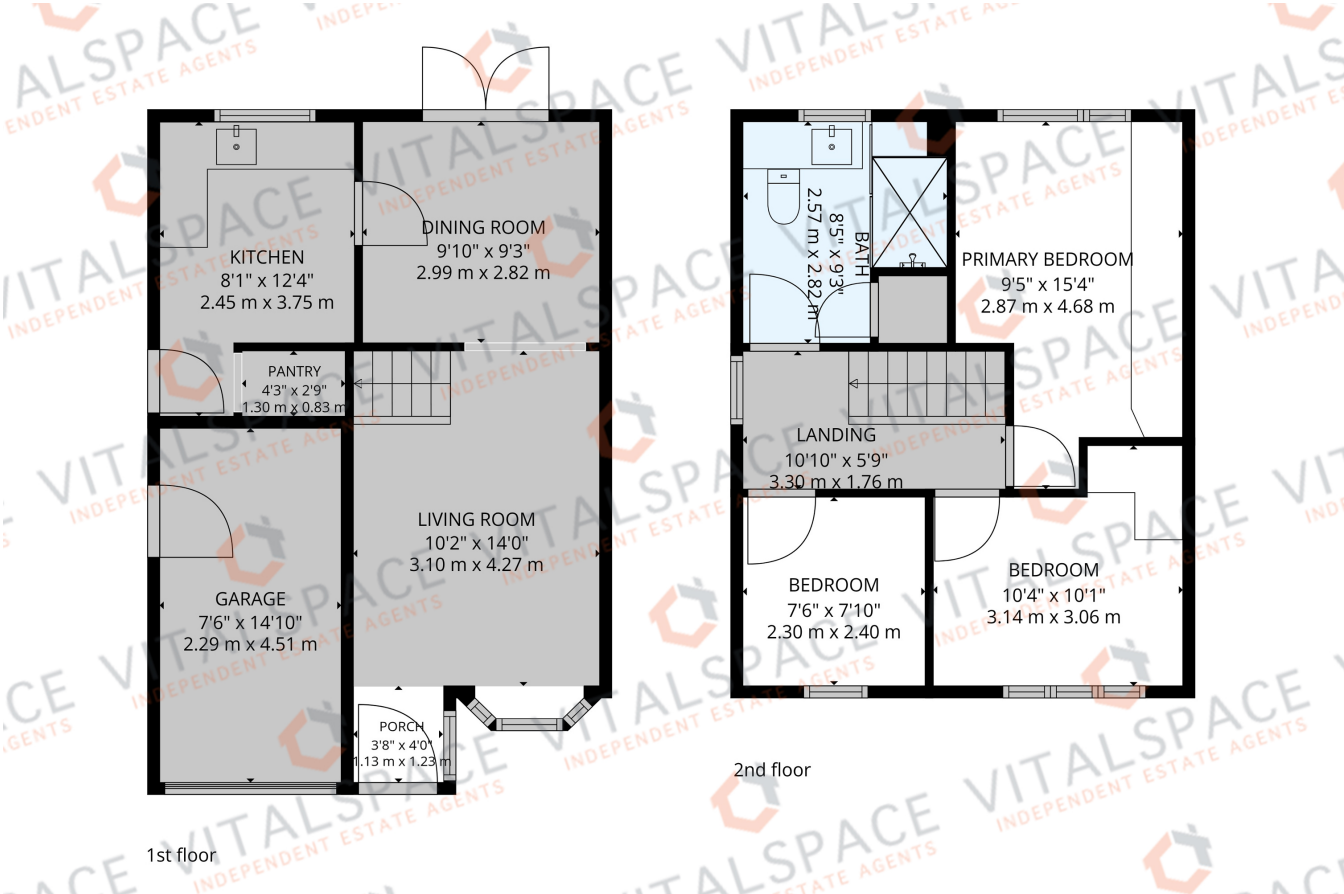














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Features

- Three bedrooms
- Semi detached property
- No onward chain
- 62 Sqm / 678 Sqft
- South facing rear garden
- Paved driveway parking
- Ideal first home
- Highly convenient location
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 40 years

When was the roof last replaced? not since built

How old is the boiler and when was it last inspected? Boiler and hot water tank. Boiler serviced June 2026

When was the property last rewired? No

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Bereavement

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.

VITALSPACE
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