



Oliver James  
ESTATE AGENT



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REGIONAL AGENCY  
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NORTH EAST  
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SILVER



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**Warburton Lane, Partington**  
In Excess of **£260,000**



## Warburton Lane

Partington, Manchester

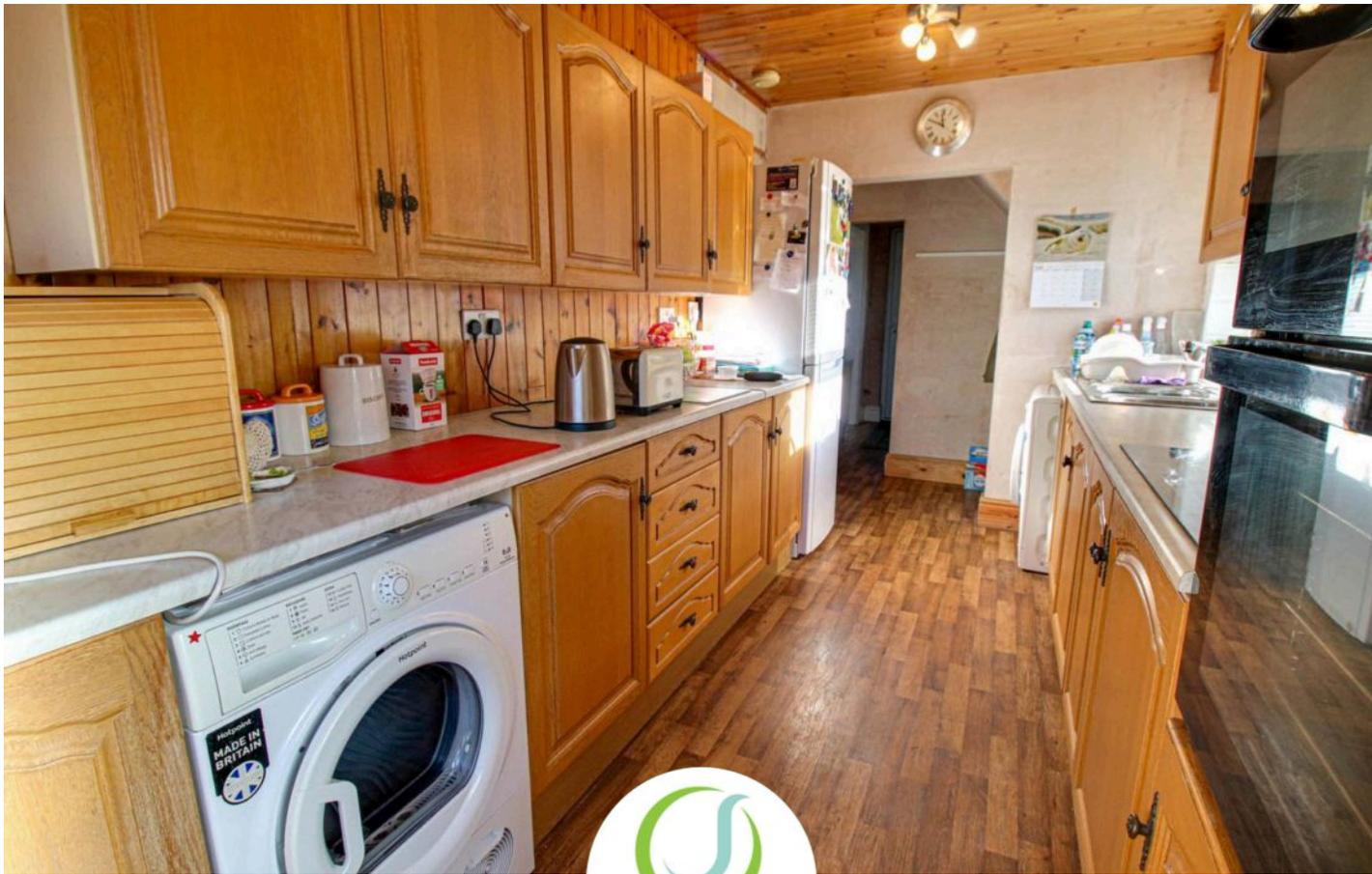
'West Side,' a charming 3-bed semi-detached home on Warburton Lane. Spacious lounge with log burner, conservatory, 2 double, 1 single bedroom. Driveway, detached garage, garden. Ideal location with easy access to amenities. Classic charm meets modern living. Contact for a viewing today!

Council Tax band: C

Tenure: Freehold

- Welcome to 'West Side' an imposing Three Bedroom Semi Detached
- Set back off Warburton Lane Oozing Curb Appeal
- Bay fronted home with added Porch Entrance
- Large Lounge Diner with Log Burner measuring 6 metres long
- Conservatory
- Two Double Bedrooms, One Single
- Driveway
- Detached Garage
- Perfect Size Garden with Both Patio and Lawn Garden.





#### **Porch**

2' 11" x 6' 11" (0.90m x 2.10m)

#### **Hallway**

Coving and radiator.

#### **Lounge**

19' 8" x 10' 6" (6.00m x 3.20m)

Front facing upvc window, rear facing french doors, log burner, coving, laminate flooring and radiator.

#### **Conservatory**

12' 10" x 8' 10" (3.90m x 2.70m)

Tiled flooring

#### **Kitchen**

15' 1" x 7' 3" (4.60m x 2.20m)

Rear and side facing upvc window, fitted range of base and wall units, Worcester Boiler (around 10 years old)

#### **Landing**

Side facing leaded window and loft access

#### **Bedroom One**

11' 10" x 10' 10" (3.60m x 3.30m)

Front facing upvc window, fitted wardrobes and radiator.

#### **Bedroom Two**

10' 10" x 7' 3" (3.30m x 2.20m)

Rear facing upvc window and radiator.

#### **Bedroom Three**

7' 7" x 6' 11" (2.30m x 2.10m)

Rear facing upvc window and radiator.

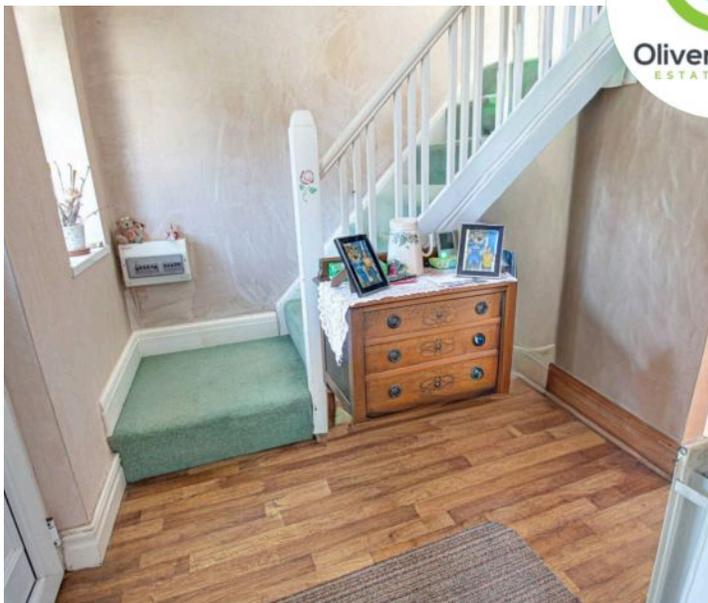
#### **Bathroom**

7' 7" x 6' 11" (2.30m x 2.10m)

Front facing upvc window, three piece suite with over bath shower, heated towel rail, tiled walls and flooring.



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**GARDEN**

Lawn Garden and Spacious Patio area to rear and side of the home.

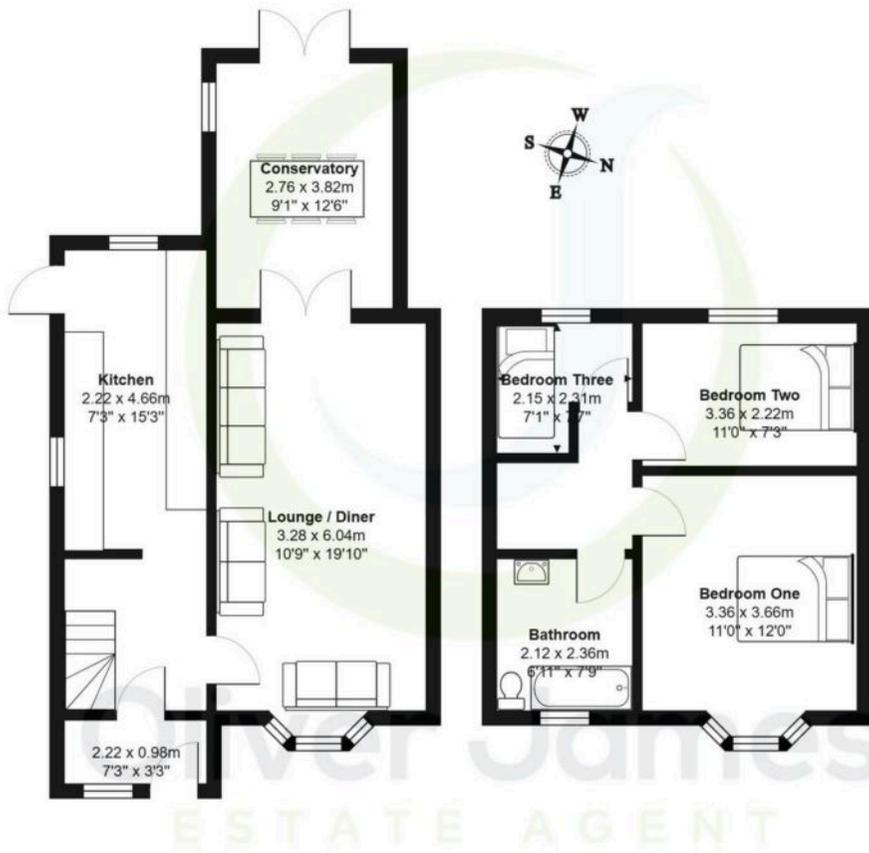
**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage





Total Area: 85.6 m<sup>2</sup> ... 921 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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