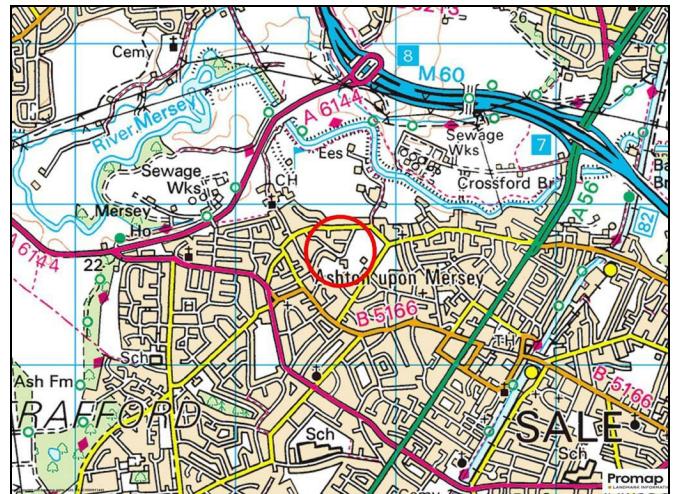


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**INDEPENDENT ESTATE AGENTS****location****energy efficiency**

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (91 plus) A			
(81-91) B			
(69-80) C	77		
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

[www.watersons.net](http://www.watersons.net)**INDEPENDENT ESTATE AGENTS**

**39 Dumber Lane  
Sale, M33 5GU**



**\*\*NO CHAIN\*\* A SUPERBLY PRESENTED, COMPRENSIVELY UPGRADED, THREE BEDROOMED SEMI DETACHED. CONTEMPORARY KITCHEN AND BATHROOM. IDEAL LOCATION FOR SCHOOLS/ASHTON PARK/ASHTON ON MERSEY VILLAGE. EXCELLENT SIZED REAR GARDEN.**

**Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Lovely rear Garden. Driveway parking and Det Garage.**

**CONTACT SALE 0161 973 6688**

**£425,000**

[www.watersons.net](http://www.watersons.net)



An impressive, much upgraded and improved, Three Bedrooomed Semi Detached family home.

The property has neutral re decoration and Contemporary design kitchen and bathroom fittings.

The location is ideal, being on this popular road bordering Ashton Park perfect for several of the in demand Schools and Ashton upon Mersey Village.

In addition to the Accommodation there is driveway parking to the front, Detached Garage and a lovely established good sized rear garden.

An internal viewing will reveal:

Entrance Porch. Having an opaque uPVC double glazed doors to the front with step up to a glazed panelled door which opens to the Entrance Hallway.

Entrance Hall. Having a spindle balustrade to the First Floor with useful understairs storage cupboard. Doors open to the Lounge, Dining Room and Kitchen. Wood flooring. Dado rail surround.

Dining Room. A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation. Attractive cast iron fire surround feature to the chimney breast with living flame coal effect gas fire. Folding double doors open to the Lounge.

Lounge. Another excellent sized reception room having a wide angled uPVC double glazed bay window to the rear elevation with French doors opening out to the rear garden.

Kitchen. Refitted with a contemporary range of gloss finish base and eye level units with chrome "T Bar" handles with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel fronted double electric oven with five ring gas hob and stainless steel and glass extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. Useful recess perfect for a tall fridge freezer. uPVC double glazed window to the side elevation and a uPVC double glazed door opens to outside. Tiled flooring. Inset spotlights to the ceiling.

First Floor Landing. Having an opaque uPVC double glazed window to the half landing. Spindle balustrade to return the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation providing views over the garden. Contemporary built in wardrobes and drawers.

Bedroom Two. Another good double bedroom having a uPVC double glazed angled bay window to the front elevation. Loft access point with pull down ladder.



Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over and fitted glass shower screen. Oversized wall hung vanity sink unit. WC. Opaque uPVC double glazed window to the side elevation. Tiled floor. Tiled walls. Wall mounted polished chrome towel rail radiator. Useful hidden cupboard housing the Baxi gas central heating boiler.

Outside the front of property has wrought iron gates leading to a paved driveway providing ample off street parking. This then continues down the side leading to the rear garden.

To the rear the property enjoys an established private rear garden having a stone paved patio area with a step down to the main area of lawn with well established borders and Detached Garage.

Such a great position and No chain!



Approx Gross Floor Area = 887 Sq. Feet  
= 82.5 Sq. Metres

