



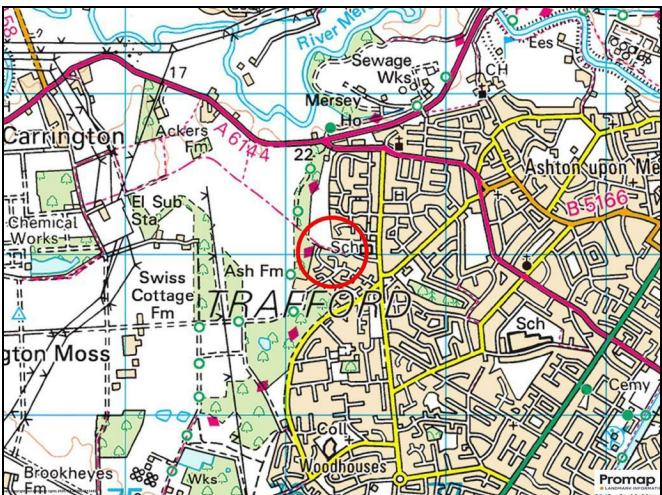
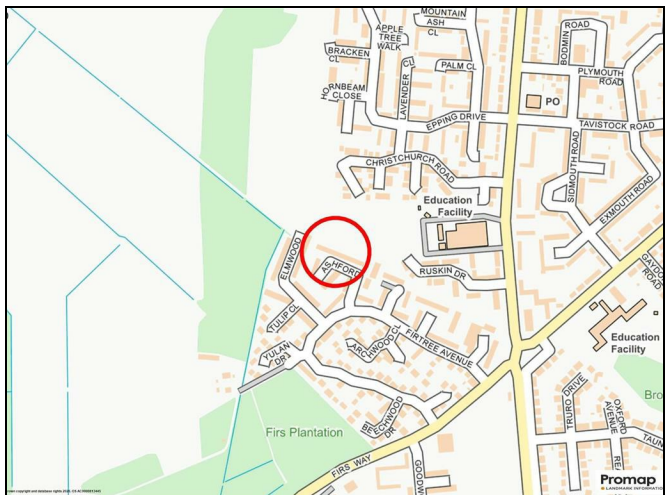
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INDEPENDENT ESTATE AGENTS

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Ashford Sale, M33 5RE



AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE/FOUR DBL BEDROOMED FAMILY HOME. CONTEMPORARY KITCHEN AND BATHROOM. OPEN VIEWS TO THE REAR OVER PLAYING FIELDS. POPULAR LOCATION. DRIVEWAY PARKING. PRIVATE REAR GARDEN. OVER 1300 SQFT.

Hall. WC. Lounge. Dining Room. Sitting room. Kitchen. GF Bed 4/Family Room. Three First Floor Bedrooms. Bathroom. Driveway. Landscaped Garden.

CONTACT SALE 0161 973 6688

£450,000

An impressive, comprehensively upgraded and extended, Three/Four Bedroomed family home which offers over 1300 sqft of accommodation.

Internally, the property has been transformed to include a full width rear extension creating large living and dining areas along with a garage conversion to create an ideal forth bedroom/family room. In addition, there is Contemporary kitchen and bathroom fittings and neutral re decoration.

The location is popular, being close to several of the local schools and within an easy reach of Sale.

Externally there is ample Driveway Parking and a landscaped rear Garden with which is very private as it backs onto playing fields.

An internal viewing will reveal:

Entrance Porch. Having an opaque uPVC double glazed front door and uPVC double glazed window to one side. Further leaded uPVC double glazed door opens to the Hallway.

Entrance Hall. Having staircase rising to the first floor with useful understairs storage cupboard. Doors then provide access to the Ground Floor WC, Kitchen, Lounge and Bedroom Four/Playroom.

Bedroom Four/Playroom. Forming part of a Garage conversion, the room has a uPVC double glazed window to the front elevation. Doors open to a useful storage cupboard which houses the gas central heating boiler. Further panelled door provides access to a deep storage cupboard.

Ground Floor WC. Fitted with a wash hand basin and WC.

Kitchen. Refitted with a range of contemporary white gloss handleless base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in double oven with four ring ceramic hob with extractor hood over. Integrated fridge freezer, washing machine, microwave and dishwasher.

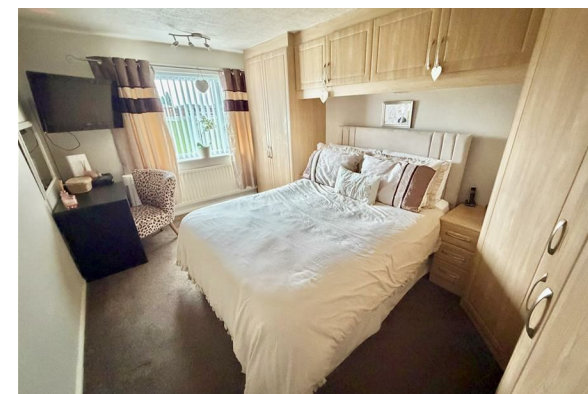
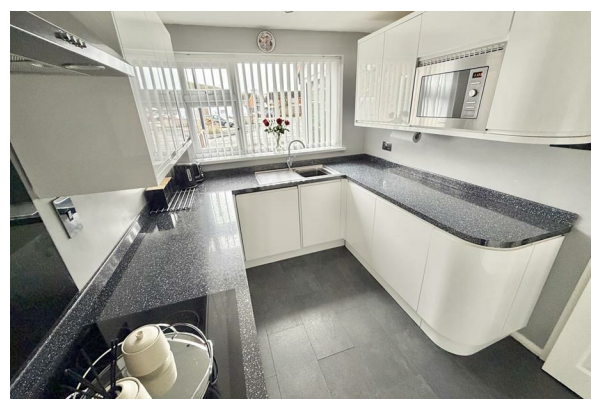
Lounge. A well proportioned reception room having a door through to the Dining Room and opening into the extension which has a vaulted ceiling and skylight Velux window with a set of uPVC double glazed French doors opening to the Gardens.

Dining Room. Another good sized room having a large opening into the Sitting Room.

Sitting Room. Having vaulted ceiling with skylight Velux window. uPVC double glazed window to the rear elevation. Fireplace feature to one wall.

First Floor Landing. Having doors opening to the Three Bedrooms and Bathroom. Further door provides access to useful storage cupboard. Large loft access point with pull down ladder.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the rear elevation providing views over the Gardens and



open playing fields beyond. Extensive built in wardrobes

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation. Built in wardrobes with sliding doors.

Bedroom Three. Still a good sized double room having a uPVC double glazed window to the front elevation. Two built in storage cupboards.

Bathroom. Fitted with a suite comprising of shaped panelled bath with shower mixer attachment. Vanity sink unit. WC. Opaque uPVC double glazed window to the front elevation.

Outside there is driveway parking to the front and a lovely landscaped rear garden backing onto playing fields.

A superb family home!

- Leasehold 999 years from 1976
- Council Tax Band C

Approx Gross Floor Area = 1353 Sq. Feet
= 125.8 Sq. Metres

