



**6 BIRKDALE PLACE LITTLE EES LANE, M33 5BR**  
**£315,000**

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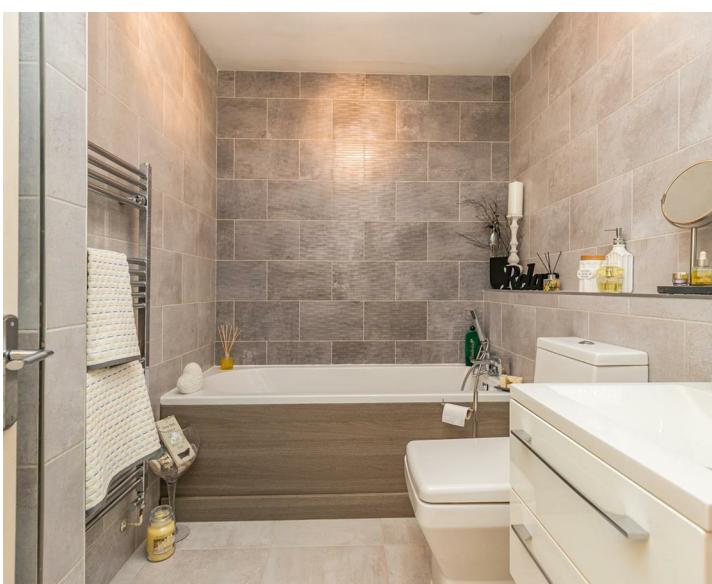
## DESCRIPTION

ARE YOU LOOKING FOR A BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY SITUATED IN A SUPERB LOCATION THAT CAN BE IMMEDIATELY ENJOYED WITH NO WORK OR UPDATING REQUIRED? Ashworth Holme are pleased to present this superb three bedroom mid-terrace property that ticks all the right boxes with its open plan dining kitchen, enclosed rear garden, large living room, quiet Cul-De-Sac location and a useful downstairs WC. The property forms part of a fantastic location just steps away from local parks and walking opportunities along the banks of the nearby River Mersey. Transport links are also nearby including Dane Road Metrolink and the M60 Motorway Network. In brief the accommodation comprises: Entrance hallway, downstairs WC, large living room and a dining kitchen which provides access to the rear garden. To the first floor there three bedrooms two of which feature in-built wardrobes. There is also a bathroom which has been fitted with a white four piece suite. Externally to the rear there is an impressive garden which is mainly laid to lawn with an initial patio seating area. To the front there is a designated parking space and ample visitors parking.

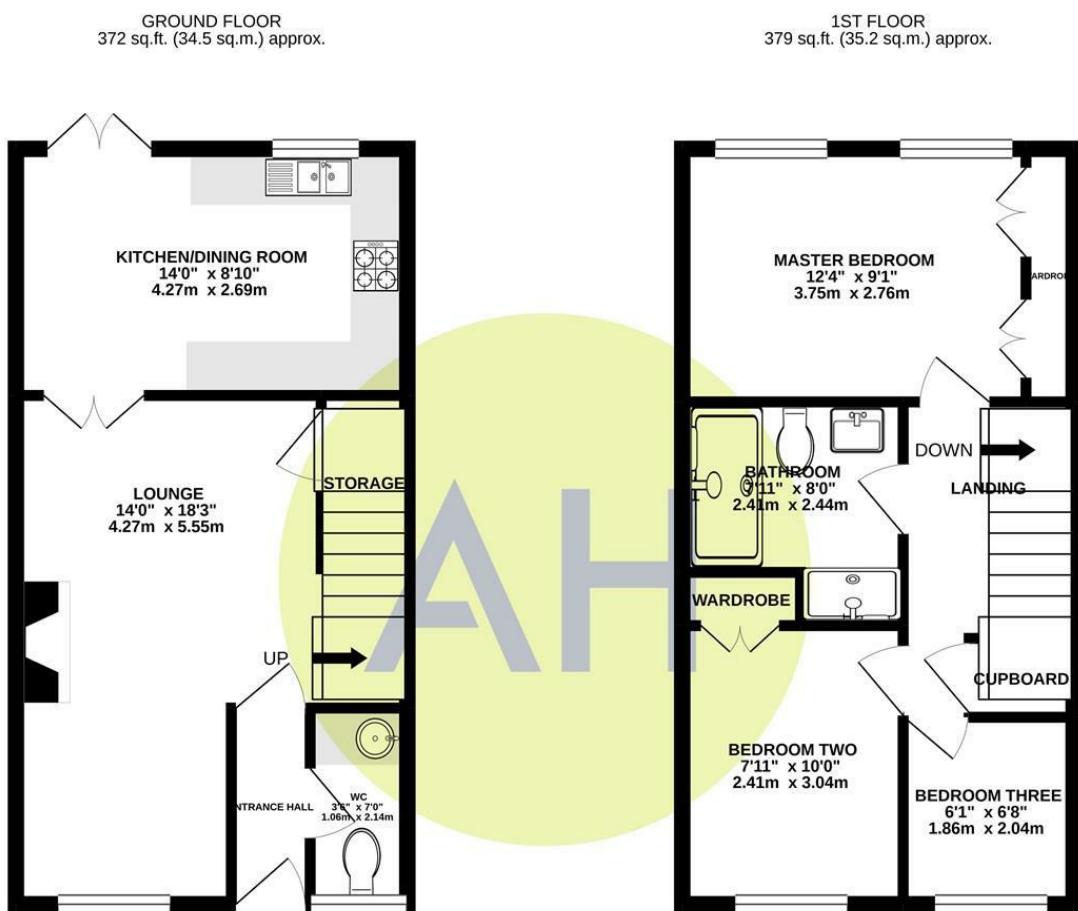
## KEY FEATURES

- Three bedroom mid-terrace house
- Open plan dining kitchen
- Useful downstairs WC
- Great location for transport links and local parks
- Presented to an excellent standard
- Enclosed rear garden - perfect to sit out on the summer months
- Close to transport links
- Available to view immediately





# FLOOR PLANS



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan content, measurements of doors, windows, stairs and any other items are approximate. No responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.