



 3

Bedrooms

 1

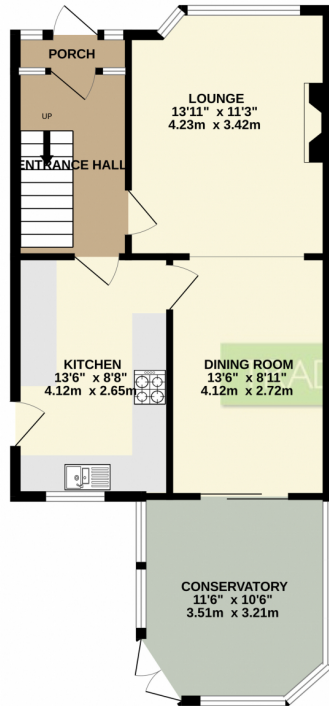
Bathroom



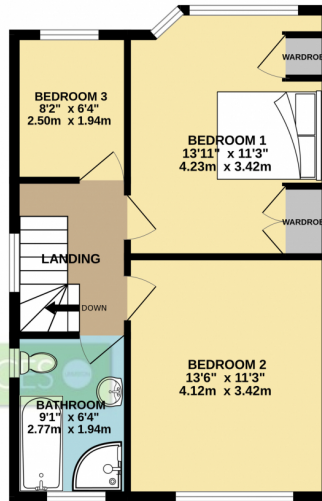


A TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOME WHICH FORMS PART OF A MUCH SOUGHT AFTER LOCATION AND BENEFITS FROM A BEAUTIFUL AND PRIVATE REAR GARDEN. This superb property has been maintained to a high standard. The generous and private rear garden not only increases the appeal of this property but could also make way for an extension subject to the usual permission being granted. Further advantage include gas central heating and double glazing throughout. This quiet Cul-De-Sac is popular with families and puts the property within the catchment area for the ever popular Ashton-on-Mersey Secondary School. In brief the accommodation comprises: Entrance porch, entrance hallway, living room, opening to a dining room, fitted kitchen and a double glazed conservatory. To the first floor there are three bedrooms two of which are doubles and the third being a single. There is also a bathroom which has been fitted with a white suite. Externally to the rear the garden is mainly laid to lawn with an initial patio area. To the front there are further gardens and a driveway providing off road parking.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1,051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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