



 5
Bedrooms

 2
Bathrooms

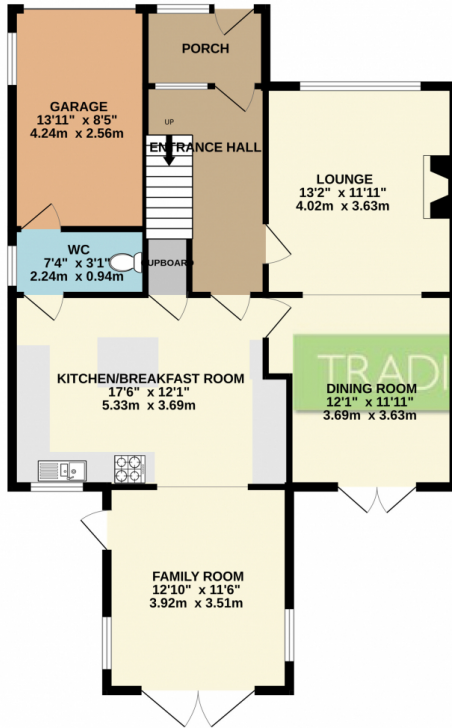




****OVERLOOKING FIELDS TO THE REAR **** TRADING PLACES are proud to present to the market this **EXTENDED FIVE BEDROOM** semi-detached family home is positioned in the heart of Ashton on Mersey village offering excellent convenience for the local amenities and transport links. The property has been modernised throughout and offers beautifully presented accommodation with an immaculate private non overlooked garden with views over open fields.

This simply stunning semi-detached residence has been extended and modernised throughout by the current owners. The property is positioned in a quiet and convenient location, ideal for someone looking for their next family home. Internally, the property reveals: entrance porch, large entrance hallway which leads to a well presented lounge through to the dining room with patio doors leading out the rear garden. A modern fitted breakfast kitchen with integrated appliances opening to a family room boast patio doors out onto the rear garden, along with useful downstairs wc completes the excellent ground floor accommodation. To the first floor is a large landing which branches out to a family bathroom along with five bedrooms a separate shower room. Externally, the property includes a driveway which provides ample off road parking for several cars & leads to an integral garage. Immaculate landscaped gardens are positioned to the rear of the property along with a paved patio area. **NO ONWARD CHAIN !!!**

GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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