A WELL PROPORTIONED FIRST FLOOR APARTMENT IDEALLY LOCATED WITHIN THE CENTRE OF ASHTON ON MERSEY VILLAGE. GOOD Sized ROOMS THROUGHOUT.


£125,000

Location:

From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road/ BS166. At the traffic lights, go straight across Washway Road/ A56 and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom, turn left onto Ashton Lane/ BS166 and proceed along for 0.7 miles. Continue straight onto Green Lane and the property will be found on the right hand side.

Energy Efficiency:

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).
A well-proportioned, purpose-built, First Floor, Two Bedroomed Apartment which offers good-sized rooms throughout.

The location is ideal, being literally within the centre of Ashton on Mersey Village perfect for all the Shops and Facilities.

Internally, there is neutral decoration and modern Kitchen and Bathroom fittings. An internal viewing will reveal:

The accommodation

Communal Entrance off the First Floor Balcony.

Entrance Hall having uPVC double glazed front door. Doors then open to the Lounge, Kitchen, Two Bedrooms and Bathroom. Further double doors open to useful storage cupboards.

Lounge. A well-proportioned Reception Room having a uPVC double glazed window to the front elevation.

The Kitchen is fitted with a range of modern base and eye-level units with woodblock worktops over and inset, one-and-a-half bowl sink unit with mixer tap. Built-in electric oven with four ring gas hob. Ample space for additional freestanding appliances. Tiled floor. uPVC double glazed window to the side elevation.

Bedroom One. A good-sized Double Bedroom having a uPVC double glazed window to the front elevation. Built-in wardrobe cupboard.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: panelled bath with shower mixer attachment, low-level WC, vanity unit with circular sink - set upon an open lead base. Tiled floor. Part tiled walls. uPVC double glazed window to the side elevation.

Couldn’t be more convenient for the Village!