



**7 ALMOND DRIVE, M33 5QZ**  
**£580,000**



## DESCRIPTION

\*\*\*VIDEO TOUR AVAILABLE\*\*\*.

ASHWORTH HOLME ARE OFFERING AN OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED PROPERTY BOASTING OPEN VIEWS TO THE REAR, SPACIOUS LIVING AREAS AND A QUIET CUL-DE-SAC LOCATION WITHIN WALKING DISTANCE OF ASHTON-ON-MERSEY VILLAGE AND ASHTON PARK. THE PROPERTY ALSO SITS WITHIN THE CATCHMENT AREA OF BOTH PARK ROAD AND WELLFIELD PRIMARY SCHOOLS.

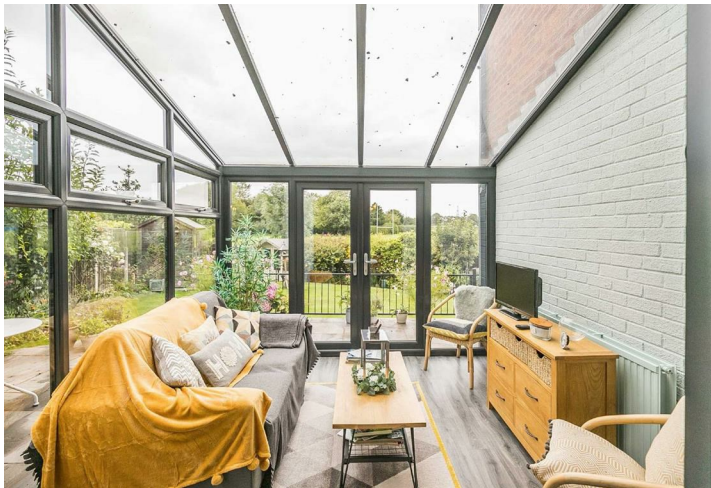
In brief the accommodation comprises: Entrance porch, entrance hallway, a large open plan lounge and dining area, open plan kitchen and dining room, conservatory, sitting room, utility room and WC. To the first floor there are four spacious bedrooms, a family bathroom and en suite.

To the front there is a large driveway providing ample off road parking for multiple vehicles. The rear garden is mainly laid to lawn with a wrap around patio area and open views.

## KEY FEATURES

- Detached House
- Walking distance from Ashton-on-Mersey Village
- Four spacious bedrooms
- Immaculate Gardens
- Quiet cul-de-sac location
- Open views to the rear
- Open plan living spaces
- Presented to an excellent standard throughout





A wonderfully modern four bedroom detached property located within a quiet cul-de-sac with open views to the rear.

## DIMENSIONS

### Ground Floor

#### Porch & Entrance Hallway

#### Lounge Diner

19'0" x 21'6" (5.78 x 6.56)

#### Kitchen Diner

9'8" x 22'3" (2.94 x 6.78)

#### Sitting Room

7'10" x 11'11" (2.38 x 3.63)

#### Conservatory

9'10" x 9'10" (2.99 x 2.99)

### Utility Room

7'11" x 4'9" (2.41 x 1.44)

### WC

### First Floor

#### Landing

#### Master Bedroom

12'3" x 21'7" (3.73 x 6.57)

#### En Suite

#### Bedroom Two

10'8" x 9'9" (3.25 x 2.97)

### Bedroom Three

12'2" x 7'11" (3.70 x 2.41)

### Bedroom Four

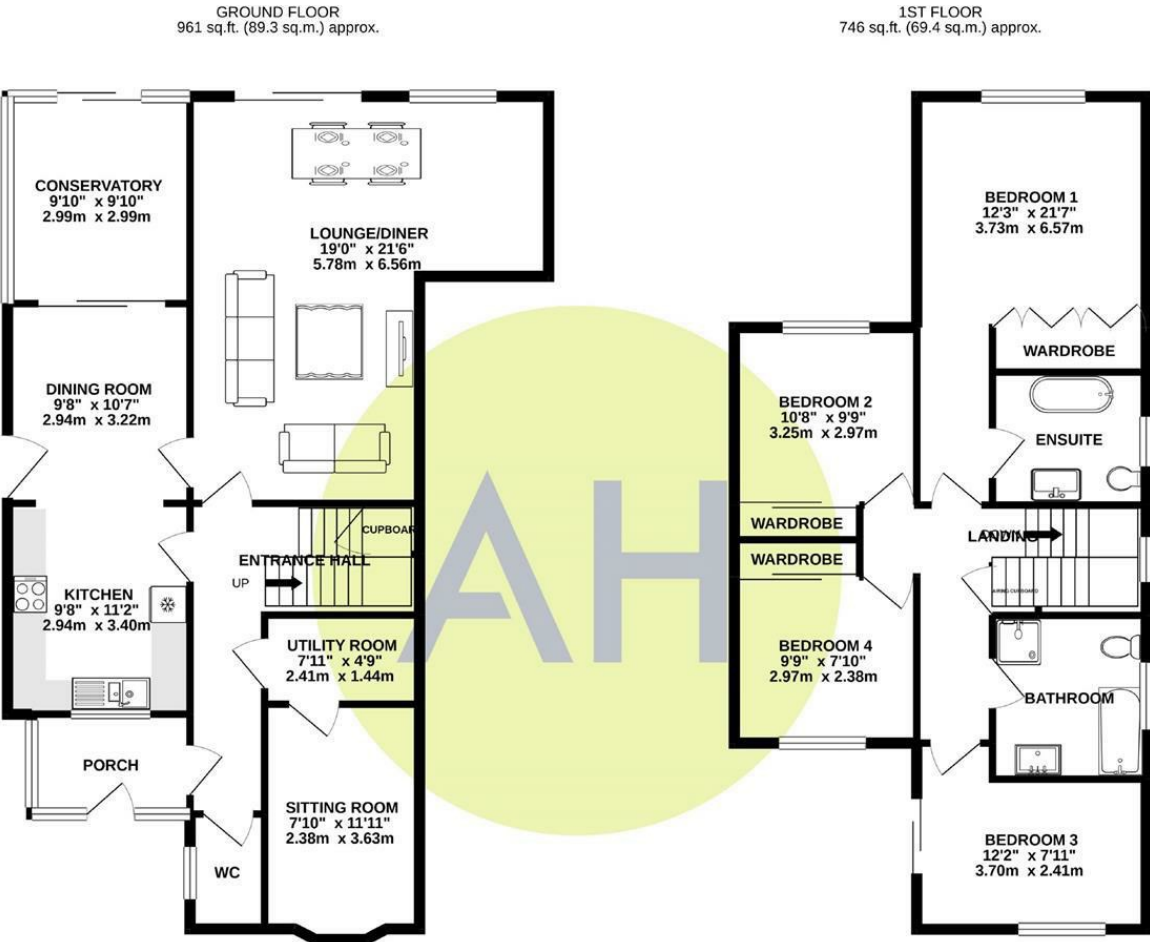
9'9" x 7'10" (2.97 x 2.38)

### Bathroom

### Externally

#### Front Garden & Driveway

#### Rear Garden



TOTAL FLOOR AREA: 1707 sq.ft. (158.6 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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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	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK



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.