



**10 GLOUCESTER DRIVE, M33 5DH**  
**£329,950**

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## DESCRIPTION

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 but would now benefit from cosmetic updating throughout. 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 permissional being granted. Further advantage include a detached single garage, 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, extended dining room and a kitchen. 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 which leads down the side of the property to the detached single garage. NO ONWARD CHAIN.

## KEY FEATURES

- Traditional three bedroom semi-detached
- Potential to extend
- Ample sized private rear garden
- Sought after Cul-De-Sac location
- Catchment area for popular schools
- No onward chain





'A traditional three bedroom semi-detached which forms part of a quiet Cul-De-Sac location close to sought after local schools'

## DIMENSIONS

### Ground Floor

Entrance Porch

Entrance Hallway

Living Room

13'1" x 10'11" (4.01 x 3.33)

Dining Room

19'10" x 8'11" (6.05 x 2.72)

Kitchen

11'3" x 8'2" (3.45 x 2.51)

First Floor

### Landing

Bedroom One

13'2" x 10'11" (4.03 x 3.34)

Bedroom Two

11'3" x 10'11" (3.43 x 3.34)

Bedroom Three

7'4" x 6'2" (2.24 x 1.89)

Bathroom

8'0" x 6'2" (2.44 x 1.89)

Externally

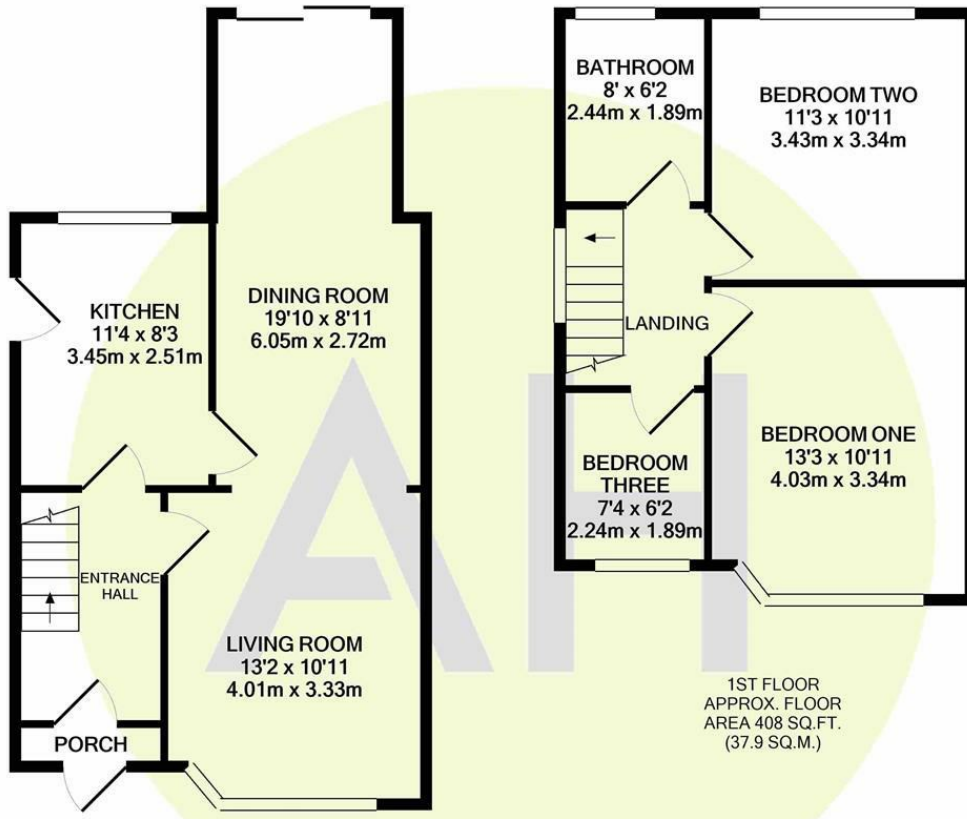
### Rear Garden

Front Garden

Driveway

Detached Garage





GROUND FLOOR APPROX. FLOOR AREA 473 SQ.FT. (44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
		63	83

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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