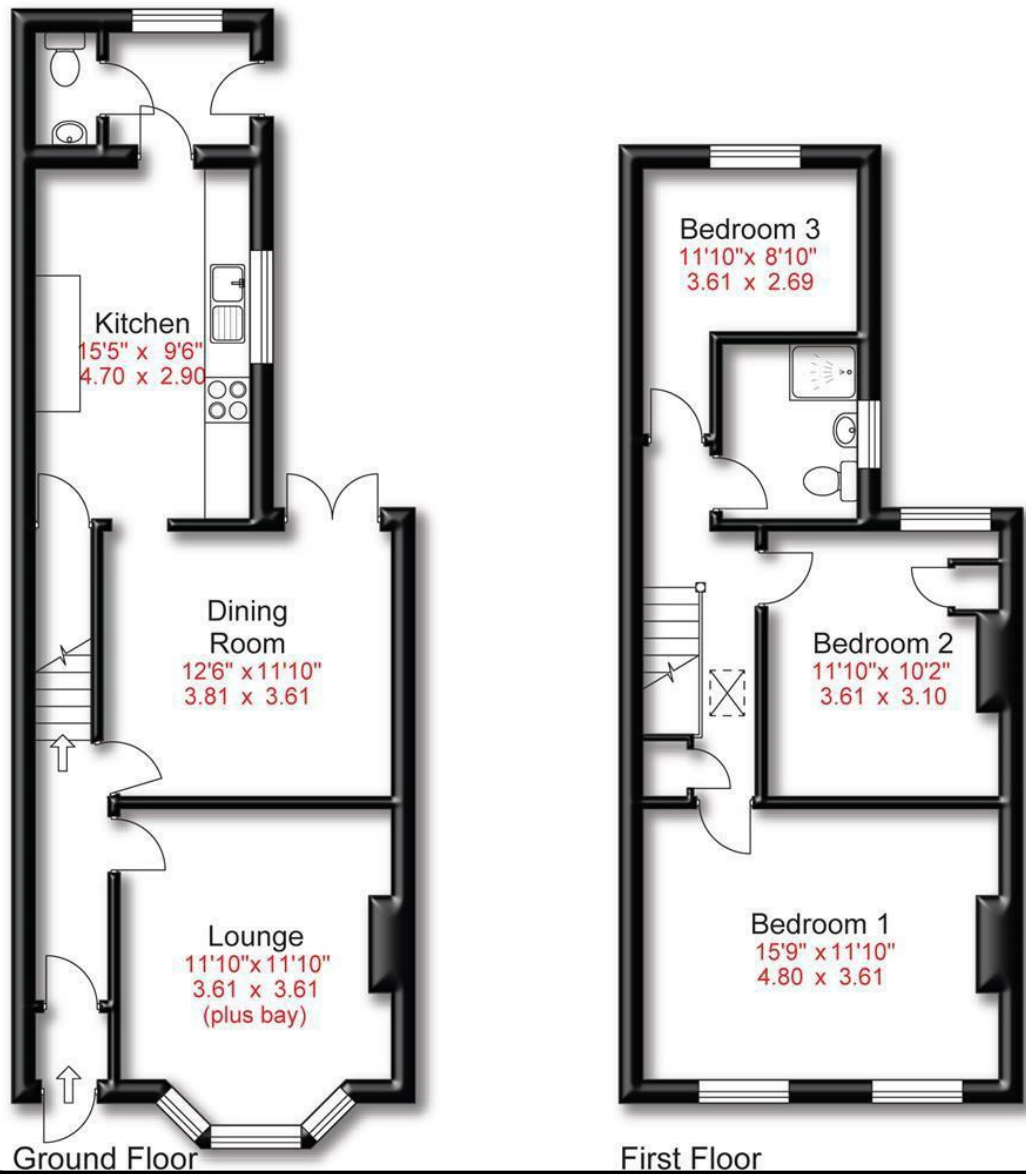


Approx Gross Floor Area = 1108 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Harboro Road | Sale  
Offers Over £500,000



88 School Road | Sale | M33 7XB  
t: 0161 973 4955  
e: sale@hibberthomes.com  
www.hibberthomes.com

Bedrooms 3	Bath 1	Reception 2	Parking here	Area 1108.00 sq ft	Chain



- Period Property
- Ground Floor WC
- Walking Distance to Ashton Village
- Opportunity For A Loft Conversion
- Large Rear Garden

- Three Bedrooms
- Two Reception Rooms
- Great Location
- Scope To Extend
- Off Road Parking

A charming three bedroom semi-detached property in the popular Ashton upon Mersey, perfect for families and couples looking for a period property. Close to outstanding schools, local amenities and great transport links. Comprising; Entrance hall, lounge, dining room, breakfast kitchen and WC to the ground floor. There are three bedrooms and a family bathroom to the first floor. Externally to the rear is a delightful West facing private garden and large patio area. To the front of the property is a driveway with ample off road parking. A god size house, with scope to extend if needs be and in a fantastic location. EPC E.

