



3 Bowness Drive, Sale

Offers Over £400,000



**HIBBERT
HOMES**

SALES & LETTINGS

3 Bowness Drive

Sale, Sale

**** NO ONWARDS CHAIN **** This superb semi-detached house presents a fantastic opportunity for modernisation and improvement, with great space for extension/development (subject to relevant permissions). Ready for a full course of modernisation throughout, the property is liveable for those looking to move-in and renovate as they go. It is a classic example of its type in a highly sought-after family area, close to great primary schools, Ashton Park and the charming local shops, cafes and pubs of Ashton on Mersey Village. The property also sits in easy reach of Sale Town Centre with its superb shops, bars and restaurants, and excellent transport links. The bright accommodation comprises entrance porch and hallway with storage and downstairs WC, living room, dining room, kitchen, three bedrooms, shower room and further separate WC. The property is approached via a gated driveway providing ample off-road parking and leading to a detached single garage offering further parking and/or storage. To the rear is a large garden laid mainly to lawn and bordered by woodlap fencing. A flagged patio area provides the perfect spot for outdoor dining and entertaining.





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Council Tax band: D

Tenure: Leasehold

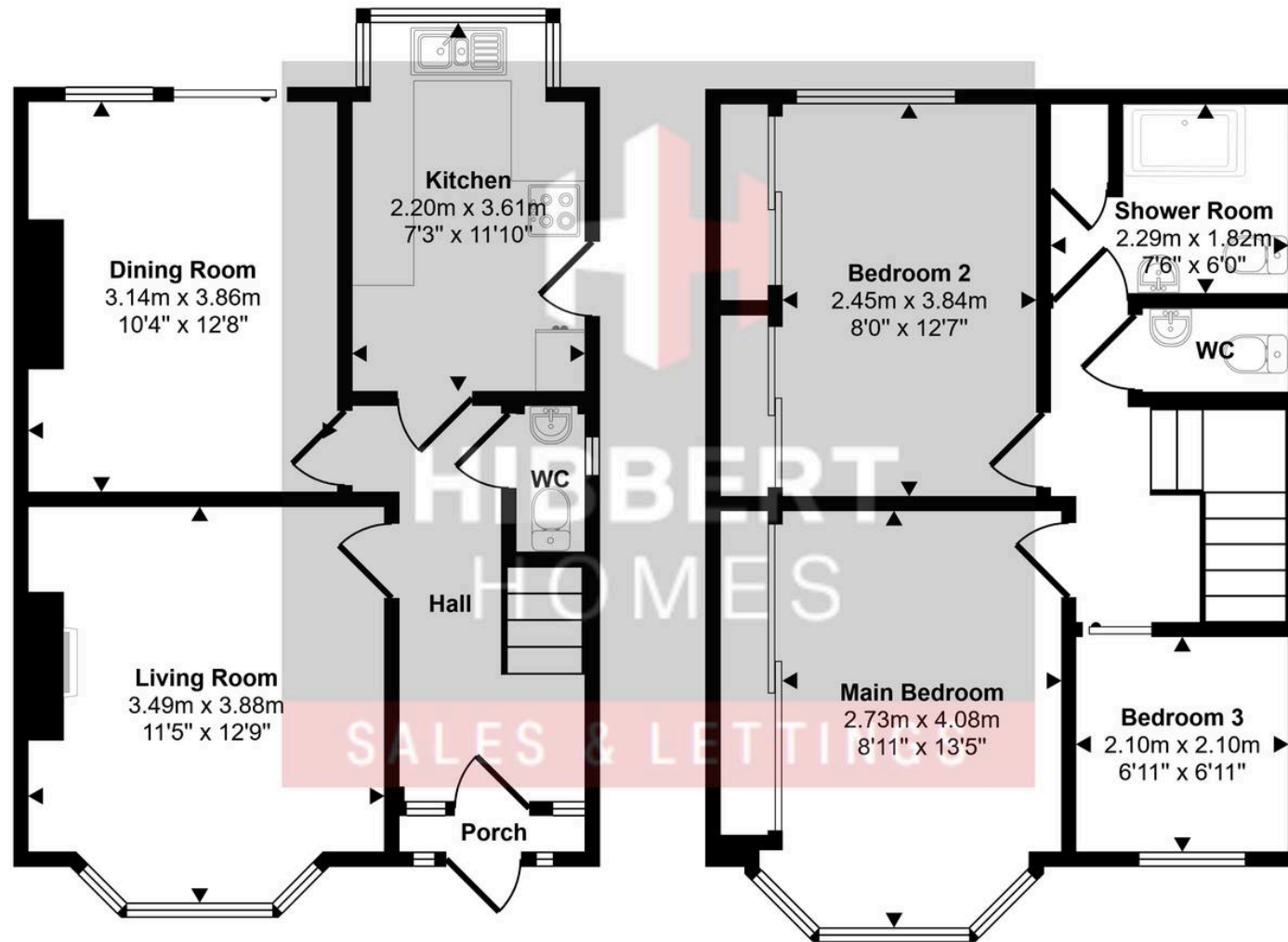
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARDS CHAIN
- Fantastic potential for modernisation and extension (subject to relevant permissions)
- Superb location
- Quiet cul-de-sac
- Close to local schools and walking distance of both Sale Centre and Ashton on Mersey Village
- Gated off-road parking
- Detached single garage
- Large rear garden



Approx Gross Internal Area
85 sq m / 913 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft

First Floor
Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.