



Christchurch Road, Sale, Cheshire, M33

Guide Price: £400,000

Leasehold

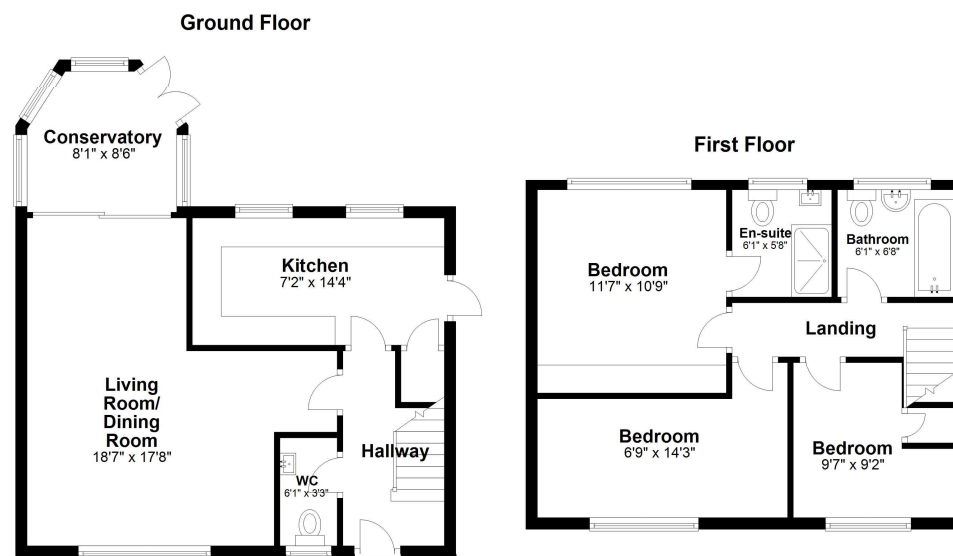
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This well-presented DETACHED home is ideally positioned close to Ashton on Mersey Village and within easy reach of Motorway Networks. Within walking distance to parks, amenities and zoned for popular schools this is an ideal FAMILY HOME.

The home is set in beautifully maintained gardens with paved driveway providing off road parking and side gated access to the rear garden. The rear offers a private garden with an abundance of evergreen plants for a lush garden all year round. Paved patio area ideal for entertaining and a detached brick-built garage with up and over door.

The ground floor provides open plan living space with ample room for living and dining furniture, opening onto a conservatory with double doors to the rear garden, there is fitted kitchen with integral appliances and ideal storage cupboard and the added benefit of a downstairs WC.

The first floor offers THREE bedrooms, main bedroom with fitted wardrobes and en-suite shower room. There is also a contemporary family bathroom with three-piece suite.



- Leasehold
- EPC Grade D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

69 Cross Street
Sale
M33 7HF

T: 01615198855
E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.