



Bowness Drive, Sale, Cheshire, M33

Offers Over £425,000

Freehold

Ground Floor

Entrance Porch
Door to the front elevation

Entrance Hall
Door to the front elevation, radiator, laminate wood flooring, under stairs storage cupboard.

Living Room - 11'5 x 10'8
Bay window to the front elevation, laminate wood flooring, radiator, open plan to the dining room.

Dining Room - 12'8 x 10'3
Patio doors to the rear elevation leading to the rear garden, laminate wood flooring, two radiators.

Breakfast Kitchen - 12'6 x 8'2
Fitted with a modern range of base and eye level units with roll top work surfaces, four ring hob with oven below and extractor hood over, stainless steel sink unit with drainer, space for washing machine, integral fridge and dishwasher ceiling spot lights, windows to the rear elevation including sky lights, door to the side elevation leading to the side and rear garden.

First Floor

Landing
Window to the side elevation

Bedroom Two - 11'2 x 10'8
Bay window to the front elevation, fitted wardrobes, laminate wood flooring, radiator.

Bedroom Three - 12'9 x 10'3
Window to the rear elevation, radiator, laminate wood flooring.

Bedroom Four - 6'9 x 6'0
Window to the front elevation, radiator, laminate wood flooring.

Bathroom - 9'3 x 7'6
Fitted with a contemporary fitted suite comprising; walk in shower unit with tiled surround and glass screen, WC, wash hand basin, freestanding bath, tiled flooring, two windows to the side elevation, heated towel rail.

Second Floor

Landing
Window to the side elevation

Bedroom One - 17'1 (Max) / 11'4 (min) x 10'7
A fabulous size bedroom with window to the rear elevation, radiator, fitted cupboard, ceiling spot lights.

En-Suite Bathroom - 8'9 x 4'3
Fitted with a walk in shower with tiled surround, WC, wash hand basin, chrome heated towel rail.

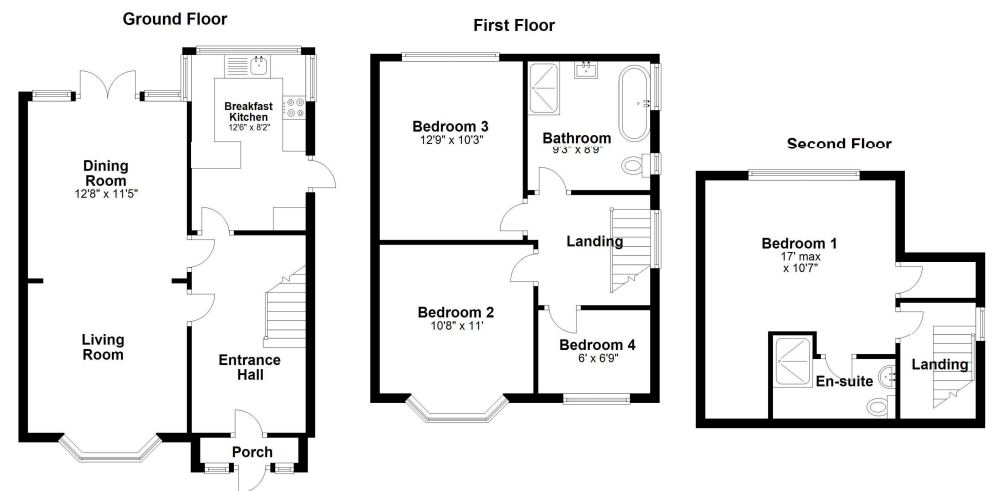
Exterior
To the front there is a driveway providing off road parking, double gated access to the rear. To the rear there is a private enclosed garden with paved patio and artificial lawn, raised flower beds.

This well presented home is located close to Ashton on Mersey Village and is perfectly positioned close to 'outstanding' schools and within walking distance to the village whilst also offering fantastic transport links.

The accommodation is set over three floors and offers a bright and airy open plan living/ dining room and modern fitted breakfast kitchen. The first floor provides three bedrooms (two doubles) and a contemporary fitted four piece bathroom suite.

The main bedroom is located on the second floor with a fitted en-suite bathroom. Externally the property offers off road parking for several cars to the front whilst to the rear there is a private enclosed garden with paved patio and artificial lawn.

A viewing is highly recommended to avoid disappointment.



- Freehold
- EPC TBC





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Disclaimer

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