



**Dawlish Road, Sale, Cheshire, M33**

**Offers Over: £375,000**

*Freehold*

# Dawlish Road, Sale, Cheshire, M33

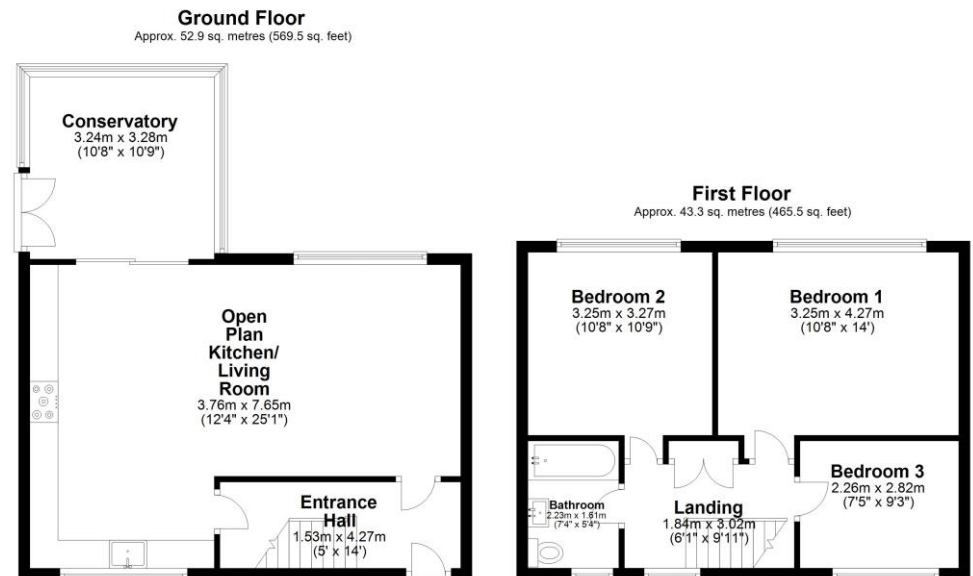
This STUNNING Semi Detached home is located close to Ashton on Mersey Village, within catchment of popular schooling and easy reach of transport links making this an ideal family home.

This home has been beautifully upgraded by its current owner and offers open plan contemporary living to the ground floor with an impressive fitted kitchen boasting a range of base and eye level units with quartz worksurfaces and integral appliances, lovely tiled flooring spans into the open plan living room lit via a large window over looking the rear garden. A conservatory can be found off the kitchen and provides access to the rear garden.

The first floor provides access to THREE spacious bedrooms and a white fitted bathroom.

The property is sat on a corner plot with gardens to three sides. The front garden offers gated access to a paved pathway leading to the property and rear garden. The rear garden is a fabulous size where the majority is laid to lawn with mature shrubs, trees and a brick built outhouse.

- Freehold
- EPC Grade D
- Council Tax Band B



Total area: approx. 96.2 sq. metres (1035.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### 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.