



**Birkdale Place, Little Ees Lane, Sale, M33**

**Offers Over: £350,000**

*Freehold*

# Birkdale Place, Little Ees Lane, Sale, M33

A rare opportunity to purchase a THREE bedroom modern mews property on 'Birkdale Place' just off Little Ees Lane in Ashton Upon Mersey Village, with views over the rugby fields this is a perfect home for first time buyers, professionals or families alike.

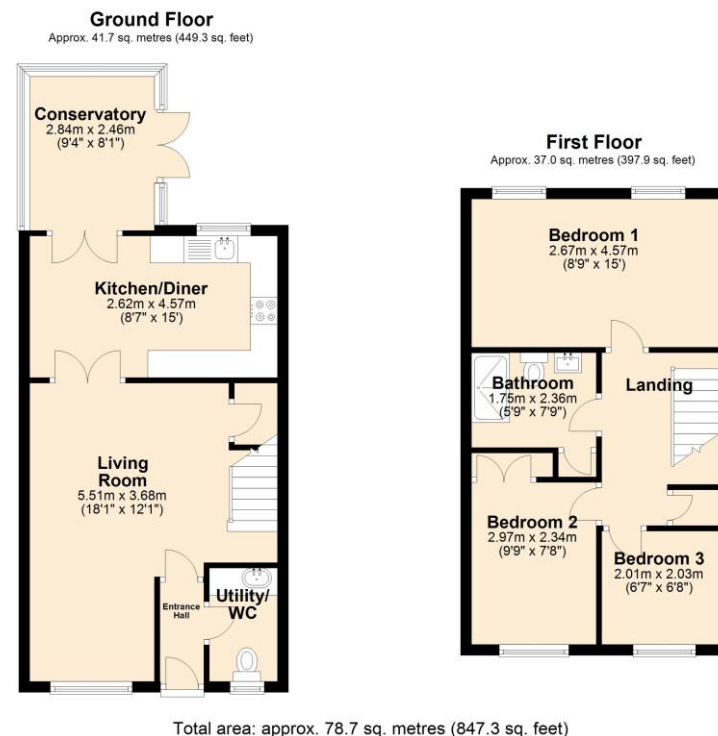
Located within walking distance to Ashton on Mersey Village and Ashton Park whilst also being conveniently located for popular schooling and access to the motorway networks.

You enter the property into a well presented entrance hall and on your right you find a down stairs WC/ utility space. The living room is a fantastic size and offers a great space for the whole family to relax. A kitchen diner can be found via double glass doors and is fitted with a range of base and eye level units with granite work surfaces over, there is ample space for a dining table and chairs. A conservatory offers an additional reception space and views over the garden and fields beyond,

The first floor is home to THREE bedrooms, both doubles with fitted wardrobes and a contemporary fitted bathroom with large storage cupboard.

Externally the property is set withing well maintained grounds and has its own front and rear garden. The rear garden is low maintenance with a paved patio area which offers fantastic views over the fields of Trafford MV Rugby Club.

- Freehold
- EPC Grade TBC
- Council Tax Band D







## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB 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.