



**Bankfield Road, Sale, Cheshire, M33**

**Offers Over: £400,000**

*Freehold*

# Bankfield Road, Sale, Cheshire, M33

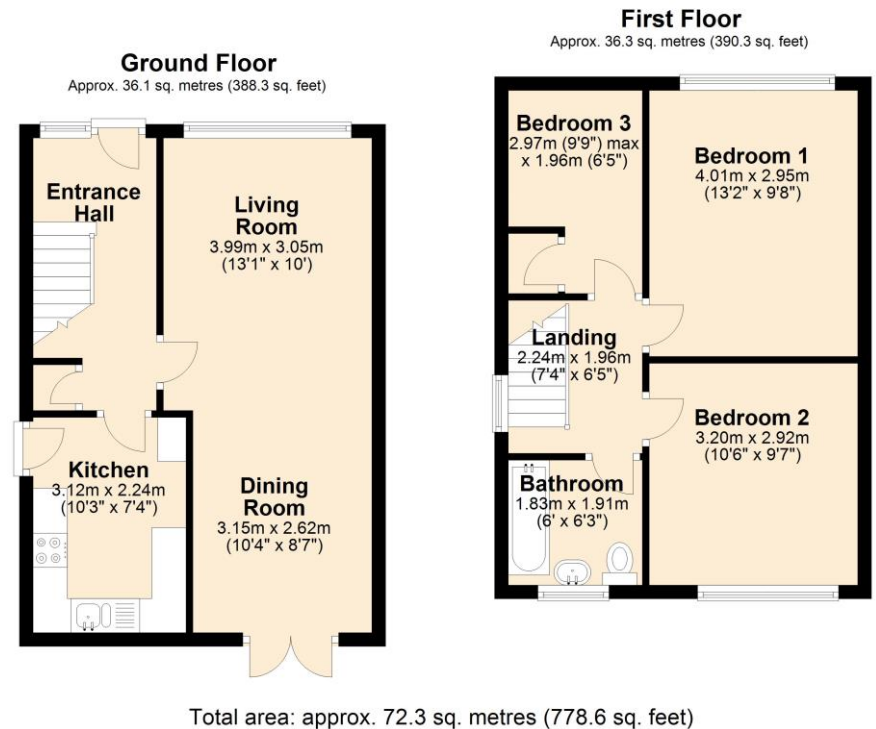
**\*\* Offered with NO ONWARD CHAIN \*\*** Situated in a quiet cul-de-sac is this well presented **THREE** bedroom semi-detached home, ideally positioned close to Ashton upon Mersey Village as well as being within easy reach of motorway networks and fantastic schooling.

As you approach the property you are met with a driveway providing off road parking for several cars, there is gated access to the rear garden. You enter the property into a spacious entrance hall with good size understairs cupboard and laminate wood flooring. The living/ dining space is open plan and provides a great space for the whole family. With large window to the front and patio doors to the rear the room is flooded with natural light. The kitchen is fitted with a range of base and eye level units with roll top work surfaces and space for appliances.

The first floor is home to **THREE** bedrooms, two of which are good size doubles. The bathroom is fitted with a three piece white suite with fully tiled floors and walls.

Externally to the rear there is a low maintenance garden with a raised paved patio area with mature borders, there is also a detached garage with up and over door.

- Freehold
- EPC Grade E \* New boiler has been fitted since the EPC was carried out
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>54</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.