



**Field Road, Ashton Upon Mersey, Sale, M33**

**Offers Over: £280,000**

*Freehold*



## Field Road, Ashton Upon Mersey, Sale, M33

Situated in the heart of Ashton on Mersey Village is this well presented period mid terrace home. An ideal purchase for first time buyers, buy to let investors and professional couples alike, this home is within easy reach of an abundance of amenities including Motorway networks, schools, shops and restaurants.

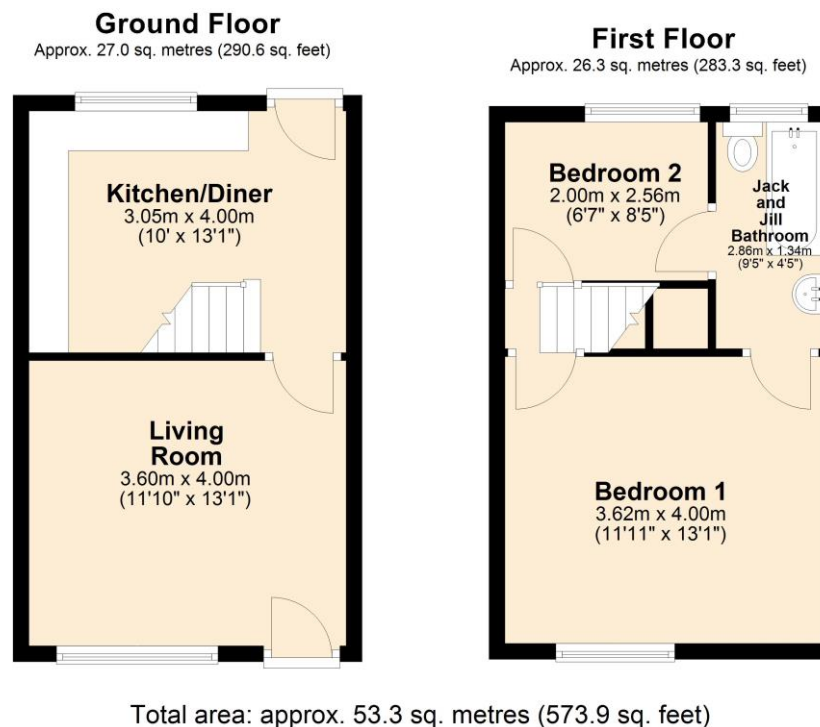
The property itself comprises; a spacious living room with feature cast iron fire surround, large window to the front elevation allowing heaps of natural light. The kitchen is fitted with a modern range of base and eye level units with free standing and integral appliances, there is a door providing access to the rear garden. The first floor is home to TWO bedrooms, the main bedroom is located to the front of the property and is an amazing size. There is a 'Jack and Jill' family bathroom which is furnished with a three piece contemporary white suite.

Externally to the rear there is a low maintenance garden with paved patio, raised decked area allowing for a great space for relaxing.

Ashton Upon Mersey Village is a beautiful place to live with a vibrant and welcoming community. The Village offers an array of chain and independent businesses whilst also being close to Sale Town Centre, within easy reach of Ashton Park, The River Mersey and within catchment for fantastic schooling.

A viewing is highly recommended to avoid disappointment.

- Freehold
- EPC Grade D
- Council Tax Band B









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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.