



Farmfield, Sale, Ashton Upon Mersey, M33

Offers Over: £375,000

Freehold

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Set in a peaceful cul-de-sac in the heart of Ashton upon Mersey Village, this beautifully refurbished three-bedroom end terrace home offers a fantastic opportunity for buyers seeking a modern property in a prime location. The current owners have updated the property to a high standard, including a full re-wire, new windows, kitchen, and bathroom – making it ready to move straight into.

As you approach the property, you are greeted by a driveway providing off-road parking for two cars. Step through the front door into a welcoming entrance hall, complete with fitted storage. The spacious living room is bathed in natural light from a large front-facing window and features a stylish floating fire surround – perfect for cosy nights in.

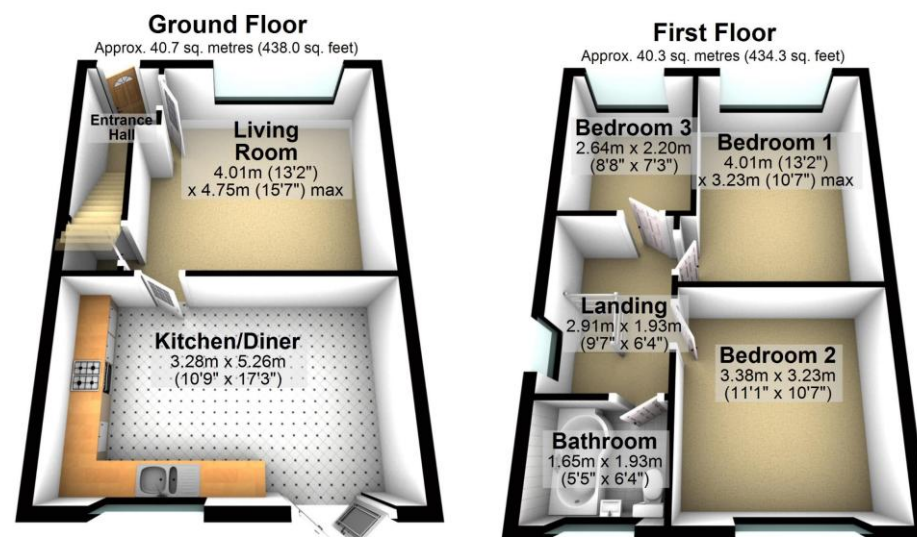
The heart of the home is the impressive kitchen diner, fitted with a modern range of base and eye-level units. The kitchen is equipped with a range of integral and free-standing appliances, while still offering ample space for a dining table and chairs. Patio doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property boasts three generously proportioned bedrooms, each offering plenty of space for furniture. The contemporary bathroom is finished to a high standard, comprising a bath with overhead shower, WC, and wash hand basin.

Externally, the rear garden provides a private outdoor retreat. The majority of the garden is laid to lawn, complemented by a decked patio area – ideal for entertaining – and enclosed by timber fence boundaries for added privacy.

This fantastic property is perfectly located close to the village's array of amenities, popular schools, and excellent transport links. Viewing is highly recommended to appreciate the quality and location of this wonderful home.

- Freehold
- EPC Grade D
- Council Tax Band B



Total area: approx. 81.0 sq. metres (872.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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