



Ollerton Avenue, Sale, M33

Asking Price: £330,000

Freehold



# Ollerton Avenue, Sale, M33

A stunning extended family home located close to Ashton on Mersey Village, zoned for desirable schools and within easy access to motorway links. Well-presented throughout with living room, stunning extended kitchen diner, three bedrooms and contemporary bathroom. Viewing recommended. EPC TBC.

In brief the property comprises;

## Ground Floor

### Hallway

Door to the front elevation, radiator, window to the side elevation, laminate flooring, meter cupboard.

### Kitchen Diner

A stunning kitchen diner with a range of base and eye level units and solid wood work surfaces over, integral double oven with five ring hob and extractor hood over, sink unit with mixer taps, wine fridge, space for fridge freezer unit, space for washing machine and dryer, breakfast bar with integral wine rack and storage, ceiling spot lights, contemporary radiator, laminate flooring, window to the side elevation, door to the side elevation, storage cupboard housing boiler, patio doors leading to the garden, two Velux style windows, television point, radiator.

### Living Room

A well-presented living room with window to the front elevation, radiator, television point.

## Second Floor

### Landing

Window to the side elevation.

### Bedroom One

A fantastic size main bedroom with bay window to the front elevation, radiator.

### Bedroom Two

Lit via a window to the rear elevation providing views over the rear garden, radiator.

### Bedroom Three

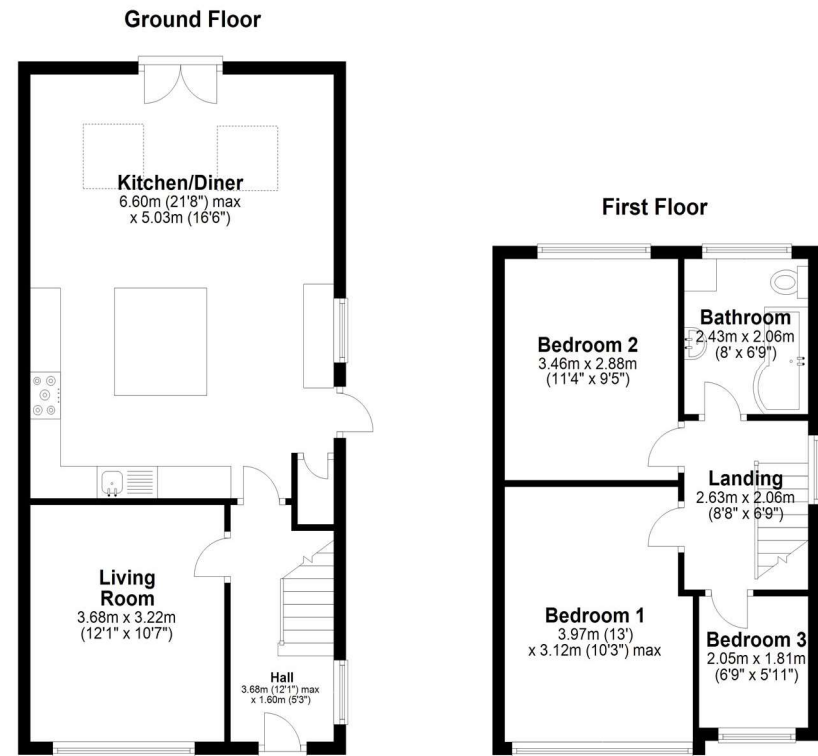
Window to the front elevation, radiator.

### Bathroom

Fitted with a modern three-piece suite comprising; panelled bath with shower over, WC, wash hand basin, fitted storage, tiled flooring, window to the rear elevation, loft access.

### Exterior

To the front there is a driveway proving off road parking for several cars with gated access to the side. The rear offers a enclosed garden with the majority lawned, raised flower beds, garage for storage, Indian stone paved patio area.



- Freehold
- EPC TBC







## 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.