



St Martins Road, Sale, Cheshire, M33

Guide Price: £325,000

Freehold

St Martins Road, Sale, Cheshire, M33

Fantastic opportunity to purchase a DETACHED Bungalow in Ashton on Mersey Village. Offering spacious accommodation throughout with living room, kitchen diner, TWO BEDROOMS, conservatory, and bathroom. Off road parking, detached garage, and private garden to the rear.

In brief the property comprises;

Ground Floor

Entrance Hall

Door to the front elevation, loft access.

Living Room - 14'9 x 11'8

A bright and airy living room with window to the front elevation, radiator, living flame gas fire.

Kitchen Diner - 12'3 x 9'8

Fitted with a modern range of base and eye level units with roll top work surfaces and tiled splash backs, sink unit with drainer, four ring hob with extractor hood over, space for dishwasher and washing machine, fridge freezer, wall mounted boiler, ceiling spot lights, radiator, space for dining table and chairs, door to the side elevation, window to the rear offering views over the rear garden.

Bedroom One - 13'6 x 10'0

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

Bedroom Two - 10'0 x 10'0

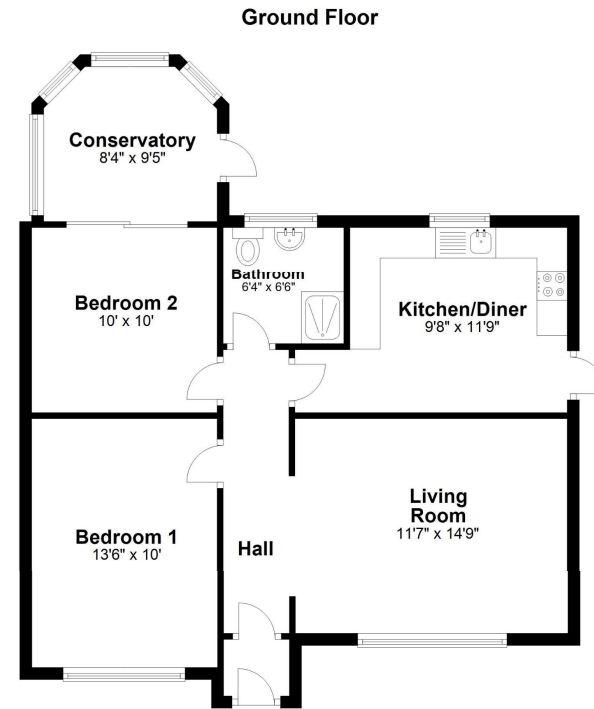
Patio doors to the rear elevation, radiator.

Conservatory - 9'3 x 8'5

Windows to three sides, door to the side elevation leading to the rear garden, tiled flooring.

Exterior

To the front of the property there is gated access to a driveway providing off road parking. There is a small front garden with lawned area and mature shrubs. To the rear there is a private enclosed garden with timber fence boundaries, paved patio area and detached garage.



- Freehold
- EPC Grade D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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

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.