



The Birches, Ashton Lane, Sale, Cheshire, M33

Offers Over: £465,000

Freehold

The Birches, Ashton Lane, Sale, Cheshire, M33

Located just off Ashton Lane on The Birches is this stunning extended semi detached home. The Birches is situated in the heart of Ashton On Mersey Village in Sale. Within catchment for outstanding schools, a stones throw away from the village amenities and transport links this is the perfect family home.

To the front of the property there is off road parking for two cars and access to the properties entrance. The ground floor accommodation offers an entrance porch, bright and airy living room, gorgeous kitchen diner with modern fitted kitchen with integral appliances and built in feature seating area, bedroom four/ second reception room, fantastic storage cupboard. Whilst the first floor provides three good size bedrooms, one with an en-suite bathroom and separate four piece contemporary bathroom suite. The rear offers a private enclosed garden with artificial lawn and the added benefit of a garden pod, currently being used as a home office.

In brief the property comprises;

Ground Floor

Living Room - 13'2 x 11'2

A bright and airy living room with window to the front elevation, laminate wood flooring, feature electric fire with stone surround, fantastic size storage cupboard, access to the first floor.

Dining Kitchen - 20'1 x 11'4

A beautiful kitchen diner fitted with a modern range of base and eye level units with roll top work surfaces and granite work surfaces over, sink unit with drainer, space for range style cooker, integral fridge freezer, dishwasher and washing machine, tiled flooring, contemporary radiator, window to the rear elevation, patio doors leading to the rear garden, bespoke fitted seating area.

Bedroom Four/ Reception Room - 12'7 x 7'8

Window to the front elevation, radiator.

First Floor

Bedroom One - 13'2 x 10'1

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

Bedroom Two - 11'0 x 10'2

Window to the rear elevation, radiator.

En-Suite Bathroom - 7'9 x 3'4

Fitted with a three piece suite comprising; walk in shower unit with tiled surround and glass screen, WC, wash hand basin, tiled flooring, heated towel rail, window to the rear elevation.

Bedroom Three - 9'8 x 6'7

Window to the front elevation, radiator.

Bedroom Three - 9'8 x 6'7

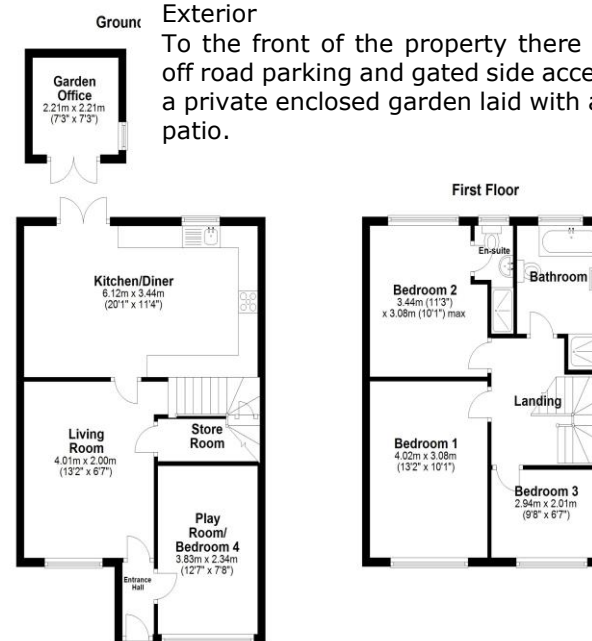
Window to the front elevation, radiator.

Bathroom - 10'9 Max x 6'6

A contemporary fitted four piece suite comprising; double ended bath with water fall tap, WC, wash hand basin, walk in shower unit with tiled surround and glass screen, tiled flooring, chrome heated towel rail, window to the rear elevation.

Exterior

To the front of the property there is a driveway providing off road parking and gated side access where the rear offers a private enclosed garden laid with artificial lawn and paved patio.



- Freehold
- EPC Grade TBC
- Council Tax Band B





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Disclaimer

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