



Okehampton Crescent, Sale, Cheshire, M33

Offers Over: £385,000

Leasehold

Okehampton Crescent, Sale, Cheshire, M33

This stunning extended semi detached home is located close to Ashton on Mersey Village and is in catchment for desirable schools.

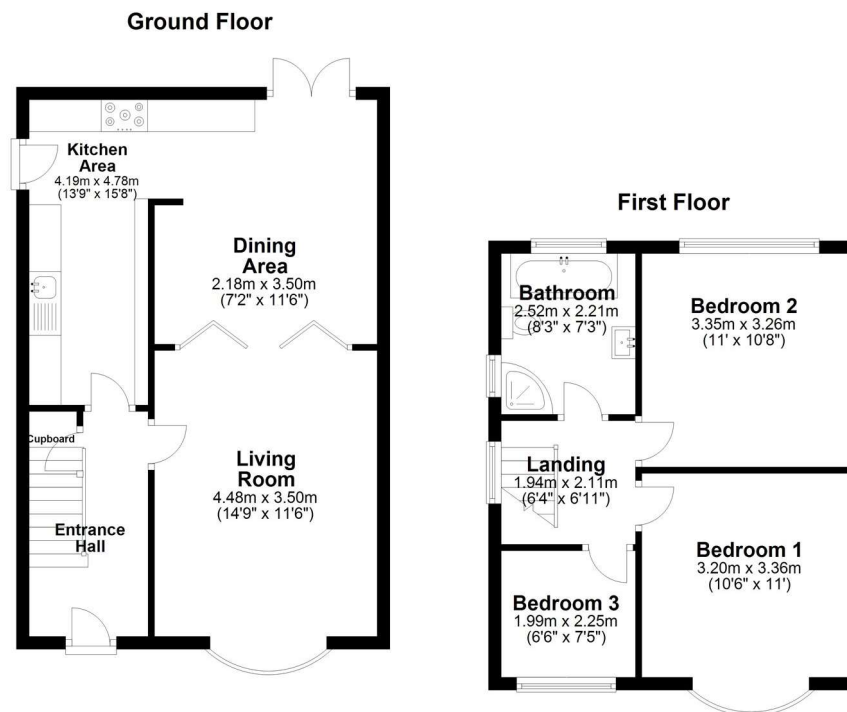
Situated on a well-proportioned corner plot this home offers fantastic scope for further extension (subject to planning).

The property has been lovingly cared for by its current owners and provides well-presented accommodation throughout. The ground floor provides a bright and airy living room with log burner and bi folding doors leading to the dining area which is open plan to the modern extended kitchen. The first floor provides three bedrooms all with fitted wardrobes and a stunning four-piece family bathroom.

Externally there is a driveway to the front with gated access to the side which leads to the properties garage and private enclosed rear garden with lawned area and raised decking.

A viewing is highly recommended as to avoid disappointment.

- Leasehold
- Ground Rent £9 per year
- 999 Years from 26/09-1960
- EPC Grade D







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.