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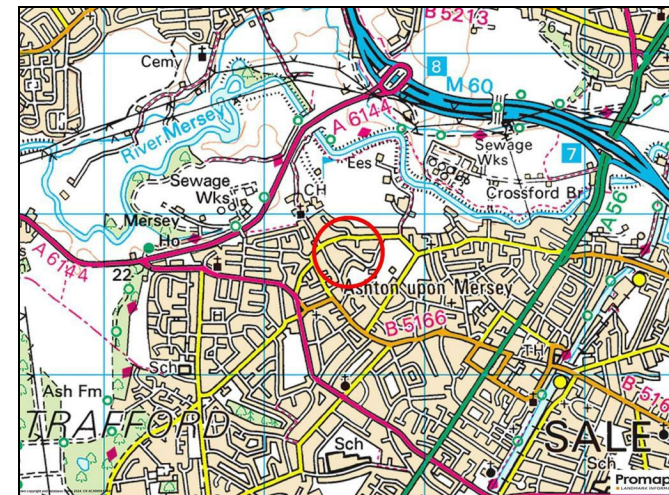
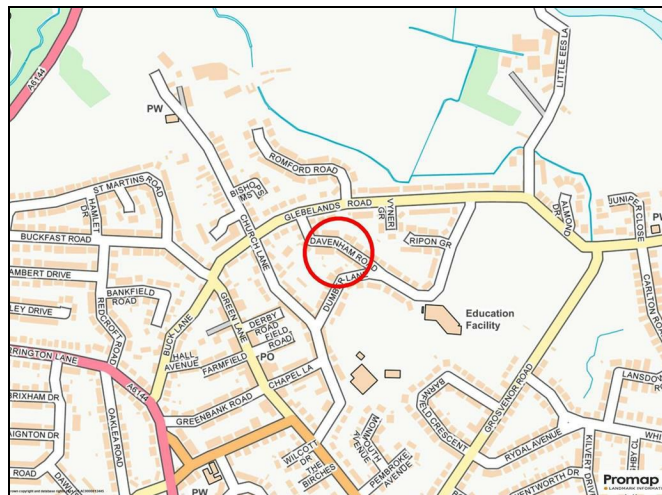


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, proceed onto School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 then turn left onto Washway Rd/A56. Turn right onto Barkers Ln then turn left onto Ashton Ln/B5166. Turn right onto Church Ln and slight right onto Dumber Ln. Turn left onto Davenham Rd and stay left. The property will then be on the left



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

# 16 Davenham Road Sale, M33 5QR



**A WELL PRESENTED, UPDATED AND EXTENDED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO ASHTON ON MERSEY VILLAGE, GREAT LOCAL SCHOOLS AND WITH THE OPEN SPACE OF ASHTON PARK ON THE DOORSTEP. 1107SQFT**

**Hall. Lounge/Dining Room. Playroom/Bedroom 4. Open Plan Dining Kitchen. Three Double Bedrooms. Family Bathroom. Driveway. Gardens.**

**£450,000**



A most attractive, updated and extended Three Bedroom Semi Detached family home in a popular location close to Ashton on Mersey Village, Wellfield School and with the open space of Ashton Park just down the road.

The well-presented property is arranged over Two Floors with the accommodation extending to some 1107 square feet providing a Hall, Lounge/Dining Room, Playroom/Bedroom 4 and a high specification, Open Plan Dining Kitchen to the Ground Floor and Three Double Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a paved Driveway providing ample off road Parking and to the rear a south facing lawned Garden with patio area.

An internal viewing will reveal:

**Entrance Hall.** Having opaque leaded composite front door with adjacent opaque uPVC double glazed window to front. Spindle staircase rises to the First Floor. Doors then provide access to the Lounge/Dining Room, Kitchen and Ground Floor Playroom/Bedroom Four.

**Playroom/Bedroom Four.** A superb addition to the property having a uPVC double glazed angled bay window to the front elevation.

**Lounge/Dining Room.** A wonderful large extended through Lounge and Dining Room having a uPVC double glazed bay window to the front elevation. There is then a set of uPVC double glazed sliding patio doors opening out onto the Rear Garden. Part vaulted ceiling with large skylight Velux window. Attractive fireplace feature to the chimney breast with living flame cold effect gas fire.

**Kitchen.** An extended Kitchen fitted with an extensive range of white gloss finish base style of units with chrome 'T Bar' handles and polished granite worktops over. Inset sink unit and mixer tap. Built in stainless steel fronted electric oven and grill with four ring ceramic hob with stainless steel extractor hood over. Ample space for a range of free standing appliances. Two sections of vaulted ceiling with large skylight Velux windows. uPVC double glazed windows to the side and rear elevation overlooking the Gardens and a uPVC double glazed door opens to outside. Door opens to useful understairs storage cupboard.

**First Floor Landing.** Having a spindle balustrade to return staircase opening. Doors then provide access to Three Double Bedrooms and Bathroom. Large Loft Access Point with pull down ladder. uPVC double glazed window to the front elevation.

**Bedroom One.** A well proportioned double bedroom having a uPVC double glazed angled bay window to the front elevation.

**Bedroom Two.** Having a uPVC double glazed window to the rear elevation overlooking the Gardens.



**Bedroom Three.** Another good double room having a uPVC double glazed window to the front.

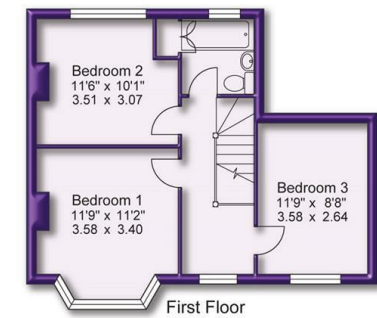
**Bathroom.** Fitted with a modern white suite with chrome fittings comprising of panelled bath with thermostatic shower over. Wall hung wash hand basin. WC. Wall mounted heated polished chrome towel rail radiator. Wall mounted Valiant gas central heating boiler contained in one of the cupboards. Opaque uPVC double glazed window to the rear elevation.

Externally, there is a paved Driveway providing ample off road parking and a lawned Garden frontage with stocked border.

A gate at the side of the property leads to the rear Garden where there is a paved patio area adjacent to the back of the house, accessed via sliding patio doors from the Lounge/Dining Room and Dining Kitchen. Beyond, the Garden is laid to lawn with stocked borders and enclosed within timber fencing.

The Garden enjoys a South facing, therefore sunny aspect.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1107 Sq. Feet  
= 102.8 Sq. Metres

