



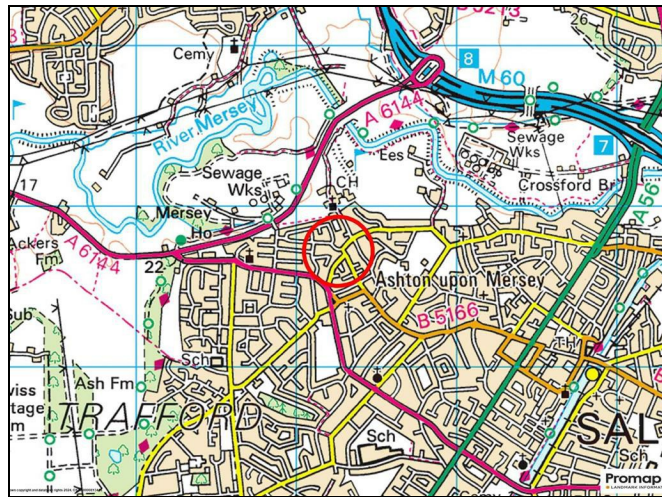
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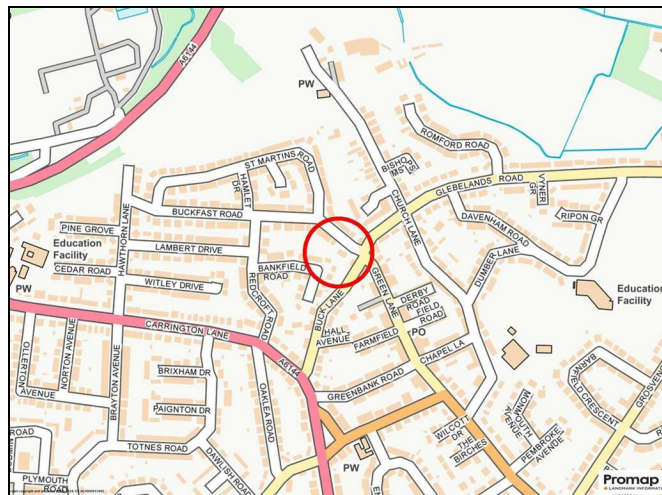


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St and sharp right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56. Turn right onto Harboro Way/A6144. Go through 1 roundabout and turn right onto Buck Ln. Turn left onto Buckfast Rd and the property will 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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			85	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D		64		(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		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

7 Buckfast Road Sale, M33 5QB



A STYLISH, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD END TERRACE COTTAGE PERFECTLY LOCATED FOR ASHTON VILLAGE. AMPLE DRIVEWAY PARKING. PRIVATE STH FACING REAR GARDEN.

Hall. Lounge. Breakfast Kitchen. Two Dbl Bedrooms. Shower Room and WC both En Suite. Lovely Rear Garden. Long driveway.

CONTACT SALE 0161 973 6688

£325,000

in detail



A Gorgeous, comprehensively upgraded and improved, Two Bedroomed, Period End Terrace Cottage which has been tastefully re-furbished throughout.

The location could not be more convenient, being within the heart of Ashton On Mersey Village, several of the local Schools and walks down to the River Mersey,

Internally, the property has good-sized rooms throughout, neutral re-decoration, replacement uPVC double glazed windows, along with re fitted kitchen and bathroom. The property was re-wired and had a new boiler fitted in 2023 as well as brand new windows and doors.

In addition to the accommodation, there is a long driveway providing ample parking and a lovely private rear garden.

An internal viewing will reveal:

Entrance Hall. Having opaque composite front door with two uPVC double glazed windows to the side elevation. Opening to the Lounge.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Attractive raised hollowed out chimney breast feature with cast iron multi fuel stove. Opening to the Breakfast Kitchen.

Breakfast Kitchen. Refitted with an extensive range of base and eye level units with worktops over and inset sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and extractor hood over. Wall mounted gas central heating boiler concealed within one of the cupboards. Integrated fridge freezer and washing machine. Two uPVC double glazed windows to the rear elevation and a uPVC double glazed door opens to outside. Spindled staircase rises to the First Floor.

First Floor Landing. Having doors providing access to the Two Bedrooms.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room.

En Suite Shower Room. Refitted with a contemporary white suite comprising of large walk in shower enclosure with thermostatic shower. WC. Wash hand basin. Opaque uPVC double glazed window to the side elevation.

Bedroom Two. Another good bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Door through to the En Suite WC. Large loft access point with pull down ladder.

En Suite WC. Fitted with a low level WC. Square white ceramic sink unit with mixer tap.

Outside, to the front the property is approached via a driveway providing ample off street parking.

To the rear the property enjoys a lovely broadly south facing rear garden.

Such a convenient place to live!



Approx Gross Floor Area = 647 Sq. Feet
= 60.1 Sq. Metres

