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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

16 Mountain Ash Close

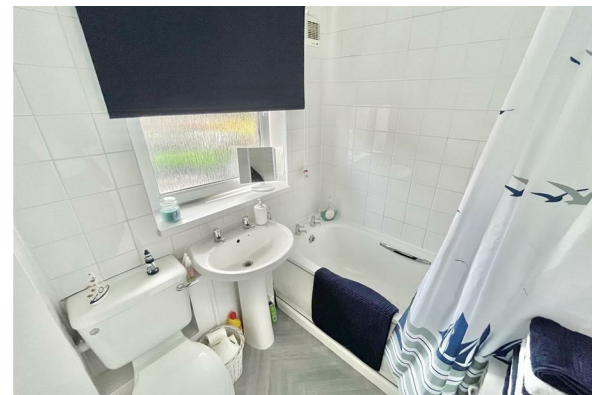
Sale, Greater Manchester, M33 5LD



£390,000

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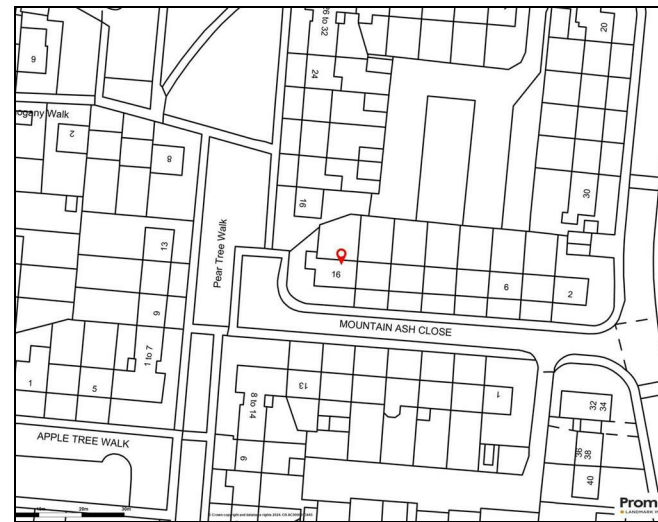
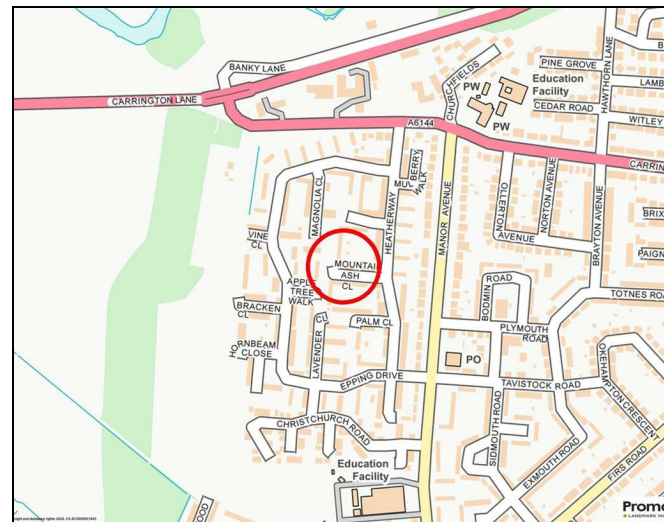
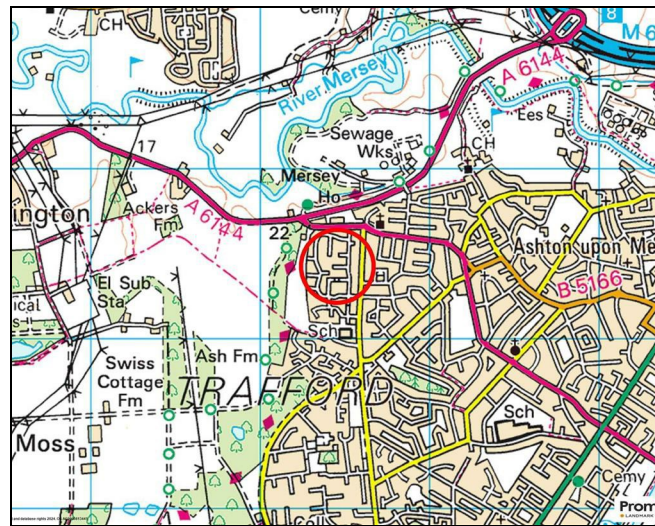


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

AN IMPRESSIVE LARGE FOUR BEDROOMED FAMILY HOME WHICH HAS BEEN UPGRADED AND IMPROVED THROUGHOUT. ESTABLISHED GARDENS TO THREE SIDES. AMPLE DRIVEWAY PARKING.

Hall. Lounge. Dining room. Kitchen. Utility Room. WC. Four good sized Bedrooms. Bathroom. Private landscaped rear Garden.

CONTACT SALE 0161 973 6688



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.

in detail

An excellent-sized, Four Bedroomed Family Home which has been tastefully upgraded and improved throughout.

The property is ideally located within an easy reach of several of the Local Schools and Ashton on Mersey Village.

Internally there is neutral redecoration and modern Kitchen and Bathroom fittings.

In addition to the Accommodation the property enjoys a lovely position with gardens to three sides and driveway parking.

An internal viewing will reveal:

Entrance Hall. Having uPVC double glazed front door and additional uPVC double glazed window to the front. Polished tiled floor. Spindle staircase rises to the First Floor. Doors then provide access to the Lounge, Dining Room and Ground Floor WC with further double doors opening to a useful cloaks cupboard.

Lounge. A wonderful large reception room having uPVC double glazed windows to the front and rear elevation. Attractive fireplace feature to the chimney breast.

Ground Floor WC. Refitted with a contemporary suite comprising of low level WC. Wash hand basin.

Newly replaced uPVC double glazed door opens to the Rear Gardens. Tiled floor.

Dining Room. Another good size reception room having a uPVC double glazed window to the side elevation. Continuation of the tiled flooring. Opening into the Kitchen.

Kitchen. Fitted with an extensive range of white gloss finish base style of units with chrome handles and worktops over with inset stainless steel sink unit with mixer tap. Built in stainless steel electric oven with integrated microwave above. Four ring ceramic hob and extractor hood over. Integrated fridge. Continuation of the tiled flooring. uPVC double glazed window to the rear elevation providing views over the Gardens. Door through to the Utility Room.

Utility Room. A really useful additional space fitted with a full range of base units with worktops over with space and plumbing beneath suitable for a washing machine, dryer and dishwasher. Opaque uPVC double glazed window to the front elevation. Tiled floor.

First Floor Landing. Having a spindle balustrade to return the staircase opening. uPVC double glazed window to the front elevation. Doors then provide access to the Four Bedrooms and Bathroom and double doors open to a useful storage cupboard. Large loft access point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the side elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation. Extensive built in wardrobes to two walls with sliding mirrored doors.

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

Bedroom Four. Having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled bath with electric shower over. Wash hand basin. WC. Part tiled walls. Opaque uPVC double glazed window to the rear elevation.

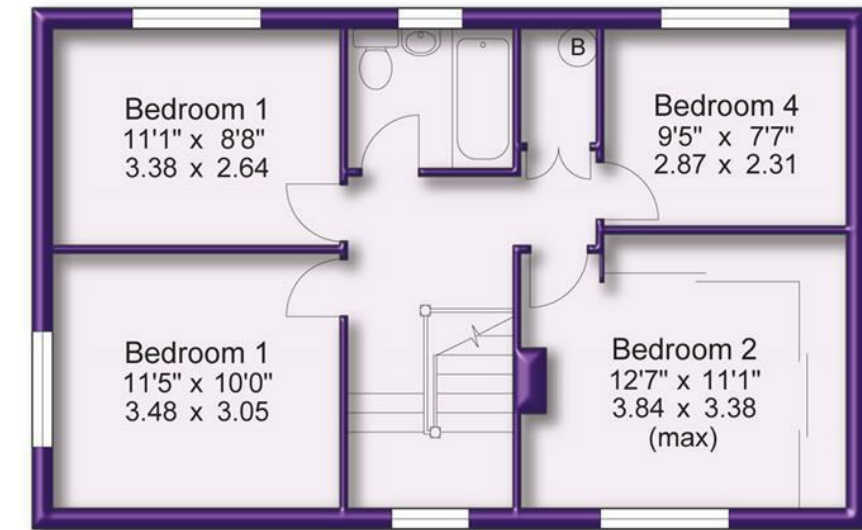
Outside the property has driveway parking.

There are good sized established gardens to three sides, to the rear the garden has been landscaped and includes a large decked patio area with inset lighting.

An impressive family home!

FREEHOLD
COUNCIL TAX BAND: A

Approx Gross Floor Area = 1228 Sq. Feet
= 114.1 Sq. Metres



First Floor



Ground Floor