



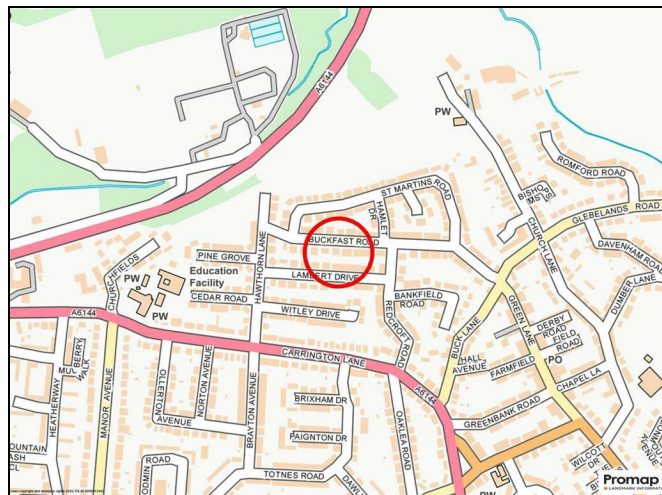
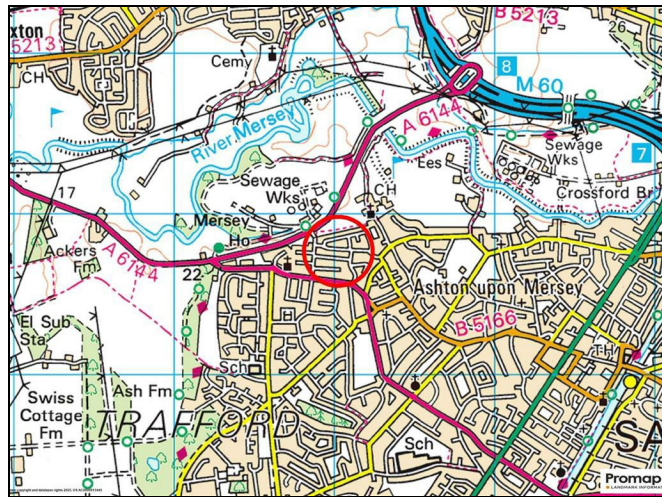
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INDEPENDENT ESTATE AGENTS

# location



## 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		

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 the 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

## 53 Buckfast Road Sale, M33 5GA



**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED, EXTENDED, TWO BEDROOMED SEMI DETACHED BUNGALOW IN A POUPLAR LOCATION CLOSE TO ASHTON ON MERSEY VILLAGE. GOOD SIZED ROOMS THROUGHOUT. FULL MODERNISATION REQUIRED. AMPLE PARKING. DETACHED GARAGE.**

**Porch. Hall. Lounge. Breakfast Kitchen. Two Double Bedrooms. Bathroom Driveway. Det Garage. Gardens**

**CONTACT SALE 0161 973 6688**

**£350,000**

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# in detail



A Superbly proportioned, extended, Two Bedroomed, Semi-Detached Bungalow which offers good-sized rooms throughout.

The location is really popular being within an easy reach of Ashton on Mersey Village.

Internally the property is in need of full modernisation but offers great scope for a buyer to 'stamp their own mark'.

In addition to the Accommodation there is ample Driveway Parking, Garage and lovely, broadly south facing, rear Garden.

An internal viewing will reveal:

Porch. Having a glazed panelled front door and multi-paned door through to the Entrance Hallway.

Entrance Hall. Having doors opening to the Lounge, Kitchen, Two Bedrooms and Bathroom. Large loft access point with pull down ladder.

Lounge. A wonderful large extended living and dining room having a set of uPVC double glazed French doors leading out onto the rear Garden. Fireplace feature to the chimney breast.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed angled bay window to the front elevation. Picture rail surround. Built in wardrobes and drawers to two of the walls.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

Breakfast Kitchen. Fitted with a range of base and eye level units with worktops over and inset one and half sink unit with mixer tap. Built in electric double oven with four ring gas hob and extractor hood over. uPVC double glazed window to the side elevation. Glazed window to the rear and a glazed panelled door opens to the Garden. Tiled floor.

Bathroom. Fitted with a suite comprising of panelled bath and thermostatic shower over. Wash hand basin. WC. Opaque uPVC double glazed window to the side elevation. Tiled walls.

Outside the property is approached via a driveway which continues down the side leading to the Garage.

To the rear is a lovely enclosed south facing paved garden with borders surrounding.

Always a popular place to live!

FREEHOLD PROPERTY  
COUNCIL TAX BAND - C

