



21 OKEHAMPTON CRESCENT, M33 5HP
£385,000

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DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED WHICH HAS BEEN EXTENDED TO THE GROUND FLOOR AND ENJOYS A SUBSTANTIAL CORNER GARDEN PLOT, TWO DRIVEWAYS AND A LARGE DETACHED GARAGE. This traditional family home has been extended to the ground floor and benefits from a spacious living/dining room and a larger than average kitchen which has been fitted with stylish and modern units. The property forms part of a highly sought after location that is popular with families and is close to the amenities of both Ashton-on-Mersey and Sale Town Centre. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance hallway, lounge, extended living/dining room with double doors to the rear and a modern fitted kitchen. To the first floor there are the layout is traditional with three bedrooms two of which are spacious double rooms and the third being a single. There is also a very well appointed family bathroom. Externally the large corner plot provides further potential to extend and is mainly laid to lawn with mature trees and patio seating areas to the side and rear. Also to the rear is a large brick built garage with pitched roof and gated driveway. To the front there is a further driveway providing ample off road parking.

KEY FEATURES

- Extended three bedroom semi-detached
- Large corner garden plot
- Detached brick built garage
- Presented to a high standard
- Popular & sought after location
- Ample off road parking





'A beautifully presented three bedroom semi-detached which has been extended to the ground floor and enjoys large corner garden plot'

DIMENSIONS

Ground Floor

Entrance Hallway

Lounge
13'2" x 11'7" (4.03 x 3.55)

Living/Dining Room
22'5" x 11'7" (6.85 x 3.55)

Kitchen
17'8" x 8'4" (5.40 x 2.56)

First Floor

Landing

Bedroom One

14'2" x 10'9" (4.34 x 3.28)

Bedroom Two

11'1" x 10'9" (3.38 x 3.28)

Bedroom Three

7'1" x 6'10" (2.18 x 2.10)

Bathroom

8'4" x 7'1" (2.55 x 2.18)

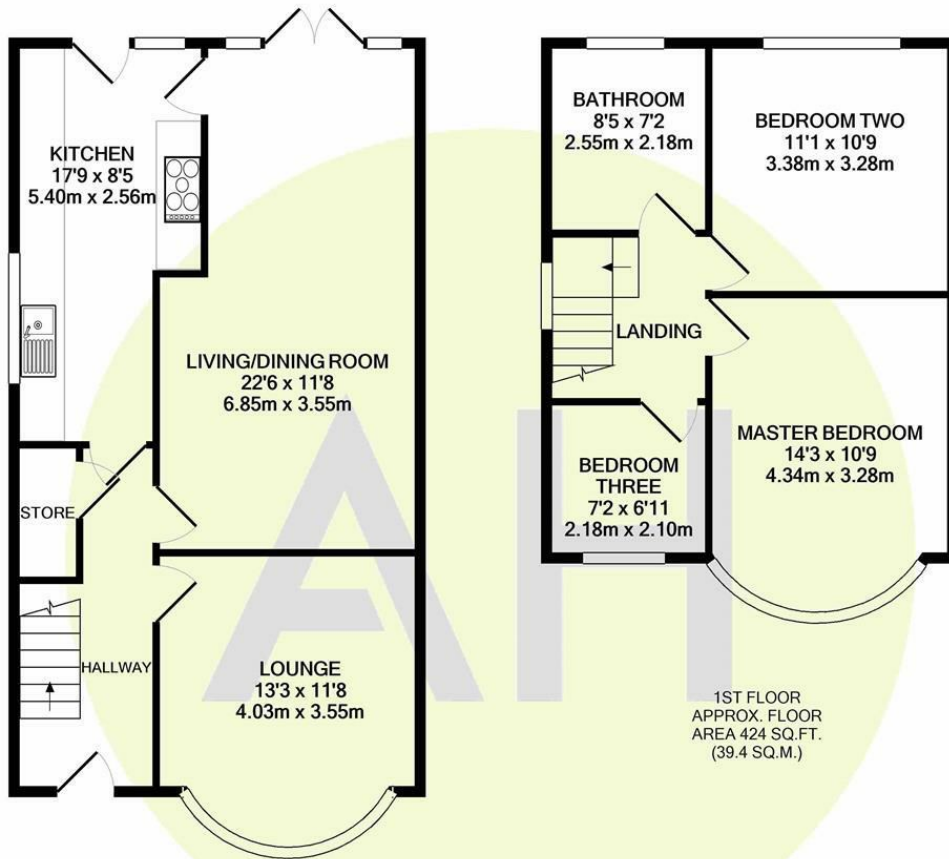
Externally

Rear Garden

Side Garden

Detached Garage

Front Driveway



GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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