



8 LAMBERT DRIVE, M33 5WP
£350,000

 3  1  2



DESCRIPTION

****WATCH OUR VIDEO TOUR**** ARE YOU LOOKING TO PUT YOUR OWN STAMP ON A SENSIBLY PRICED PROPERTY IN A FANTASTIC LOCATION? ASHWORTH HOLME ARE PLEASED TO PRESENT THIS 1041 SQFT THREE BEDROOM SEMI-DETACHED SITUATED WITHIN EASY WALKING DISTANCE OF THE EVER POPULAR ASHTON-ON-MERSEY VILLAGE. This ideal family home benefits from well proportioned rooms throughout, integral single garage, private rear garden and a large paved driveway providing ample off road parking. Further benefits include a through lounge/dining room and a FREEHOLD title. The property forms part of Lambert Drive a sought after location that is popular with families and is within easy walking distance of Ashton-on-Mersey Village. The outstanding local schools Trafford is renowned for are also nearby. Warmed by double glazing and gas central heating courtesy of a combination boiler. In brief the accommodation comprises: Entrance porch, entrance hallway, lounge, dining room, kitchen and an integral garage. To the first floor there are three bedrooms two of which are doubles and the third being a good sized single. There is also a bathroom and separate WC. Externally to the rear there is a secure and private garden which is mainly laid to lawn. To the front there is a large paved driveway providing ample off road parking and access to the integral single garage. NO ONWARD CHAIN. FREEHOLD. COUNCIL TAX BAND C.

KEY FEATURES

- Three bedroom semi-detached
- Close to Ashton-on-Mersey Village
- Freehold
- Highly sought after location
- Potential to extend
- No onward chain





'An excellent opportunity to acquire this traditional three bedroom semi-detached which forms part of a popular location near to Ashton-on-Mersey Village'

DIMENSIONS

Ground Floor

Entrance Porch

Entrance Hallway

Living Room

12'5" x 11'11" (3.79 x 3.65)

Dining Room

11'2" x 10'5" (3.41 x 3.20)

Kitchen

14'9" x 11'3" (4.51 x 3.43)

Integral Garage

14'8" x 8'1" (4.48 x 2.48)

First Floor

Landing

Bedroom One

13'1" x 10'7" (4.0 x 3.24)

Bedroom Two

11'3" x 10'7" (3.45 x 3.24)

Bedroom Three

7'11" x 7'9" (2.43 x 2.38)

Bathroom

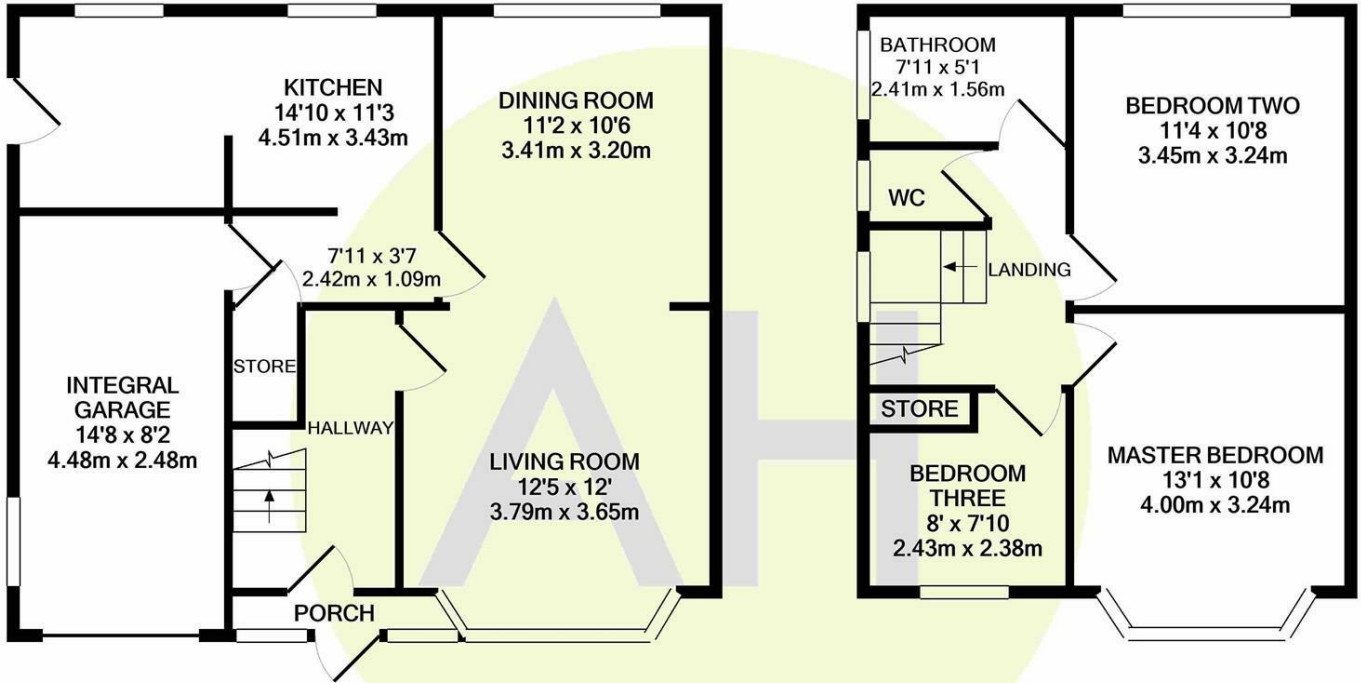
7'10" x 5'1" (2.41 x 1.56)

Separate WC

Externally

Rear Garden

Driveway



GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 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	

