



23 OLLERTON AVENUE | SALE

OFFERS OVER £400,000

A traditional three bedroom semi detached family home in an ideal location close to Ashton on Mersey centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises welcoming entrance hall, bay fronted sitting room opening onto a rear dining room with doors onto the rear decked seating area with gardens beyond, fitted kitchen with access to the side, three bedrooms and family bathroom/WC. Externally there is off road parking within the driveway whilst to the rear the gardens incorporate a decked seating area with lawned and artificial lawned gardens and there is the added benefit of a detached summer house/office. Viewing is highly recommended to appreciate the proportions of the accommodation on offer and also the outbuilding.

POSTCODE: M33 5HD

DESCRIPTION

This traditional semi detached family home is ideally located within easy reach of Ashton on Mersey centre and the surrounding network of motorways and lying within the catchment area of highly regarded primary and secondary schools. All Saints Catholic Primary School is on the doorstep with Ashton on Mersey School a little further distant.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room. The sitting room has a focal point of a recessed fireplace and opens onto the dining room which in turn has double glazed double doors leading onto a decked seating area with gardens beyond. The kitchen is accessed via the entrance hallway and also opens onto the dining room and is fitted with a range of white high gloss base units with contrasting work surfaces and with space for all appliances. There is access to the side from the kitchen.

To the first floor there are three well proportioned bedrooms all serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally there is off road parking within the driveway and there is gated access towards the rear. To the rear and accessed via the dining room there is a decked seating area leading onto lawned gardens with well stocked flowerbeds and opening onto a further area laid with artificial grass. The rear gardens also provide access to a detached summer house/office with double glass panelled doors to the front plus light and power and with an adjacent separate storage area.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Opaque PVCu double glazed window to the side. Radiator. Spindle balustrade staircase to first floor.

SITTING ROOM

13'1" x 10'8" (3.99m x 3.25m)

With PVCu double glazed bay window to the front. Recessed fireplace. Radiator. Television aerial point. Opening to:

DINING ROOM

11'6" x 10'8" (3.51m x 3.25m)

With PVCu double glazed double doors to the rear garden. Recessed fireplace. Picture rail. Radiator. Opening to:

KITCHEN

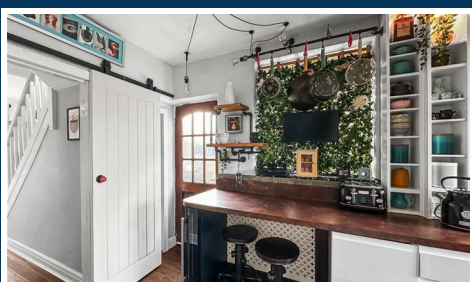
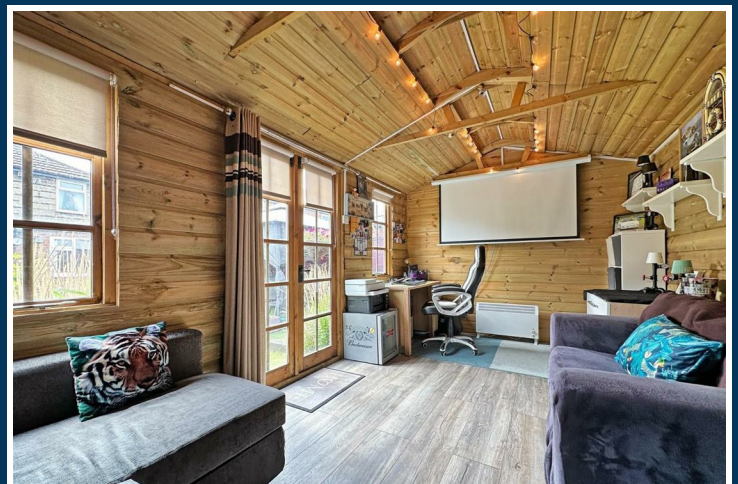
17'3" x 6'8" (5.26m x 2.03m)

Fitted with a comprehensive range of white high gloss base units with contrasting work surface over incorporating 1 1/2 bowl sink unit with drainer and breakfast bar. Space for all appliances. Extractor hood. PVCu double glazed windows to the side and rear. Wall mounted Worcester combination gas central heating boiler. Access to understairs storage cupboard. Glass panelled door to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.



BEDROOM 1

13'2" x 10'4" (4.01m x 3.15m)

PVCu double glazed bay window to the front. Recessed fireplace with tiled hearth. Picture rail. Radiator.

BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 3

7'6" x 5'10" (2.29m x 1.78m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

8'4" x 6'7" (2.54m x 2.01m)

Fitted with a white suite with chrome fittings comprising roll top claw foot bath with mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Half panelled walls. Tiled splashback. Loft access hatch.

OUTSIDE

SUMMER HOUSE/OFFICE

15'11" x 9'8" (4.85m x 2.95m)

With double glass panelled doors to the front. Laminate flooring. Light and power. Adjacent storage area.

To the front of the property the drive provides off road parking and there is gated access to the rear. To the rear is a decked seating area accessed via the dining room which provides access to the lawned gardens with well stocked flowerbeds and there is a further seating area laid with artificial grass. There are also access to external water and power points.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

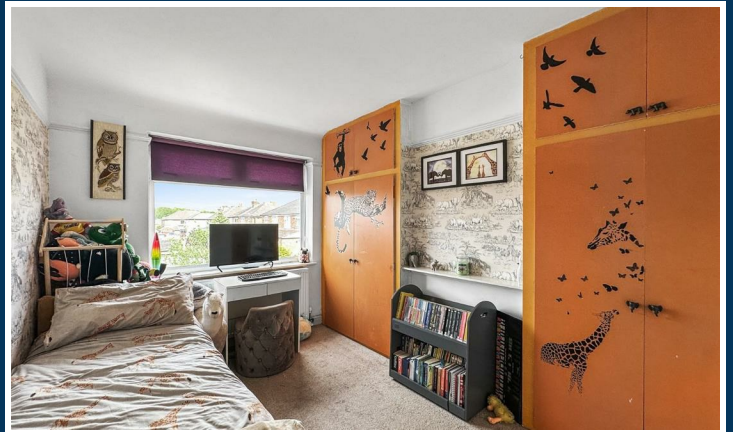
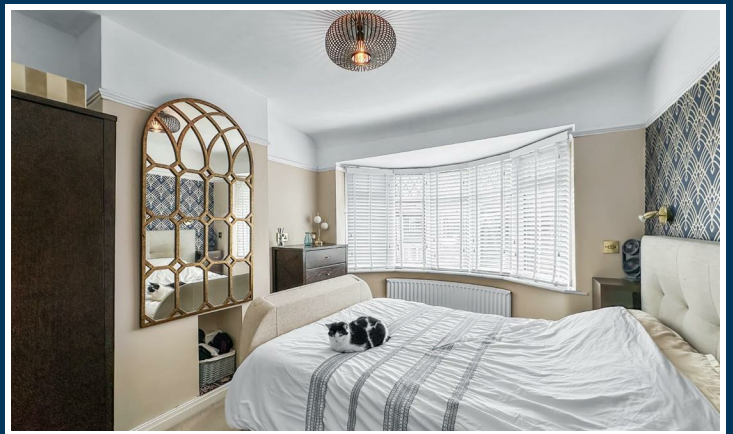
Trafford Band "C"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

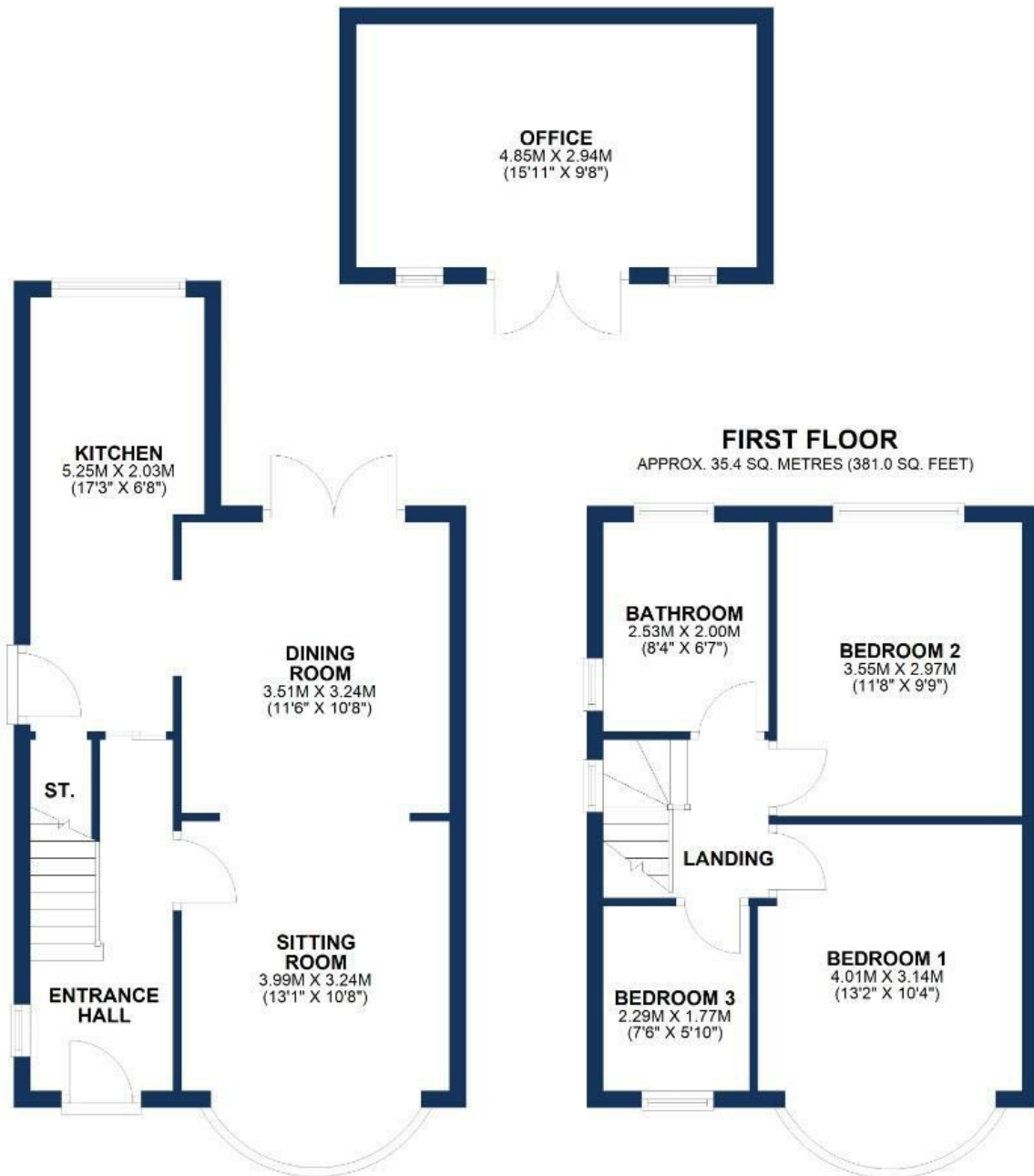
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 55.4 SQ. METRES (596.1 SQ. FEET)



TOTAL AREA: APPROX. 90.8 SQ. METRES (977.1 SQ. FEET)

Floorplan for illustrative purposes only



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