St. Martins Road, Sale

Offers Over **£425,000**

HIBBERT HOMES

SALES & LETTINGS

St. Martins Road

Sale

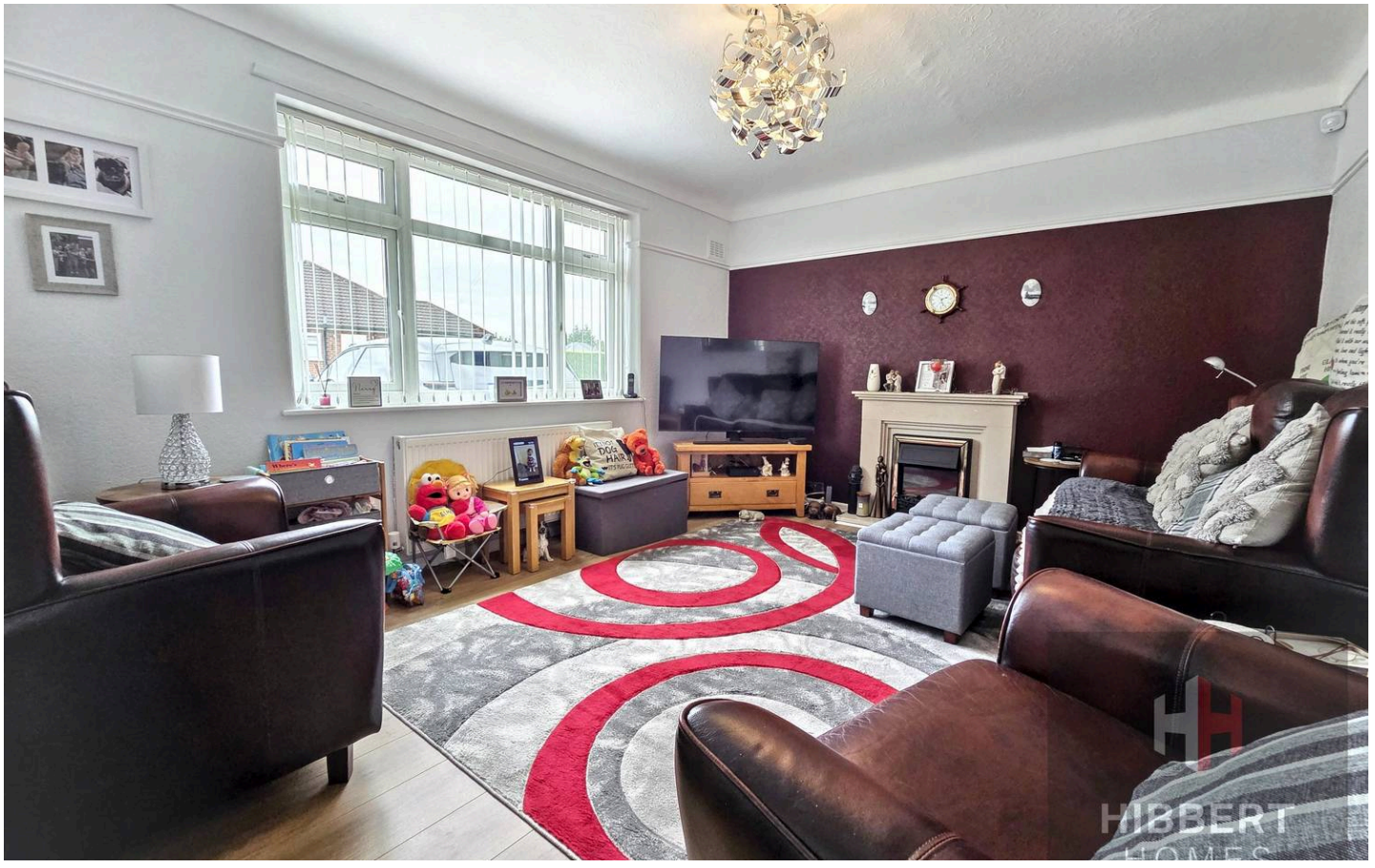
This superb, spacious detached bungalow comes well presented throughout and offers generous, flexible space suiting a range of family setups.

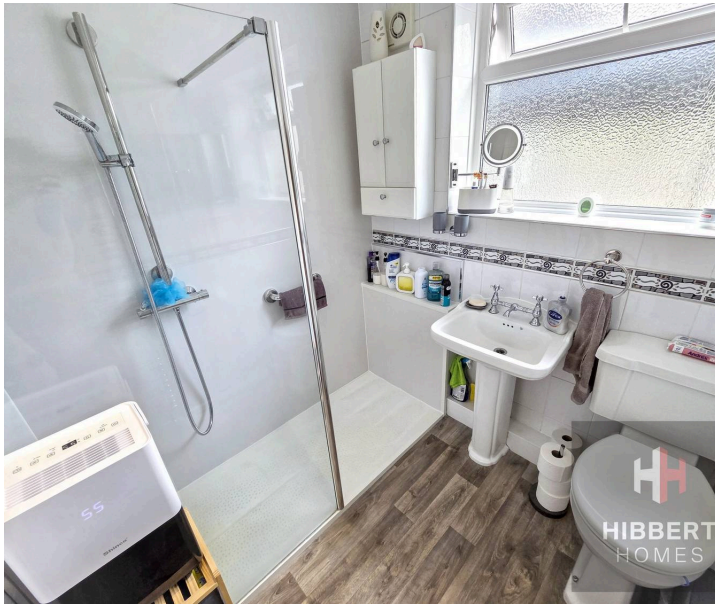
Sitting in an enviable position on a quiet backwater, the property enjoys a peaceful aspect in a relaxed neighbourhood. Close to Ashton on Mersey Village, there is a short, flat walk to local shops, pubs and schools, as well as some stunning outdoor spaces with walks through leafy parks and along the River Mersey right on the doorstep. Also in easy reach are some fantastic local sports clubs, great for fans (or players!) of rugby, cricket and golf, whilst the Carrington Spur allows easy access to the M60 motorway.

The house itself offers ample living and sleeping accommodation with a large living room, separate dining room with conservatory, and modern kitchen. A main double bedroom and contemporary shower room complete the downstairs arrangement whilst, to the first floor, a further bedroom and en-suite WC are supplemented by plenty of eaves storage.

The property is approached via a large front garden laid to lawn, and with driveway providing off-road parking for multiple vehicles. To the rear is an enclosed garden laid to lawn and with flagged patio perfect for al fresco dining whilst capturing the evening sun. A lean-to and large shed/workshop offer fantastic outdoor storage.

AML - (Anti-Money Laundering). - We are required by law and HMRC guidelines to carry out anti-money laundering checks on all those selling or buying a property. Whilst we retain





St. Martins Road

Sale

- NO ONWARDS CHAIN
- Spacious detached bungalow
- Modern kitchen and bathrooms
- Two double bedrooms
- Enclosed rear garden with lawn and patio
- Lean-to storage and large shed/workshop
- Driveway parking for multiple vehicles
- Short walk to Ashton on Mersey Village and all local amenities

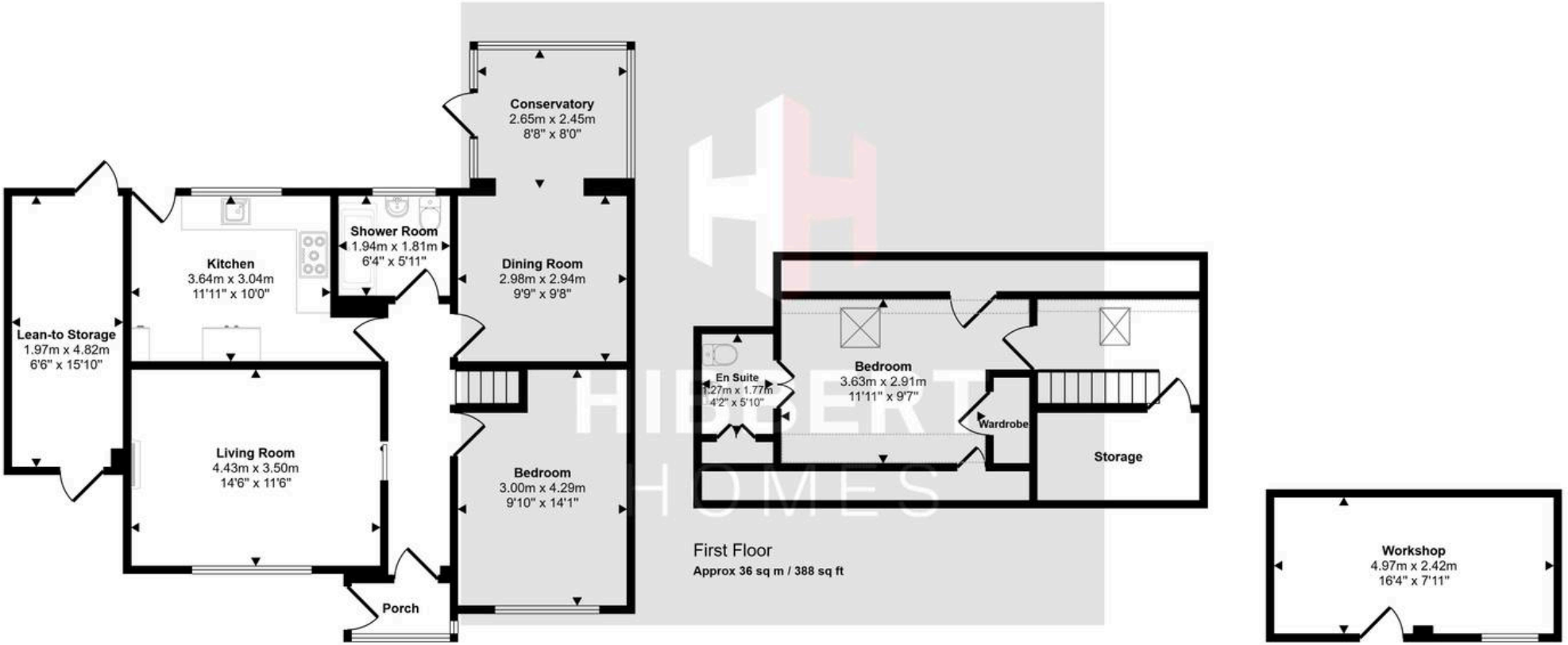
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Approx Gross Internal Area
128 sq m / 1379 sq ft



Ground Floor
Approx 80 sq m / 862 sq ft

First Floor
Approx 36 sq m / 388 sq ft

Storage Room
Approx 12 sq m / 129 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.