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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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£395,000

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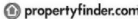


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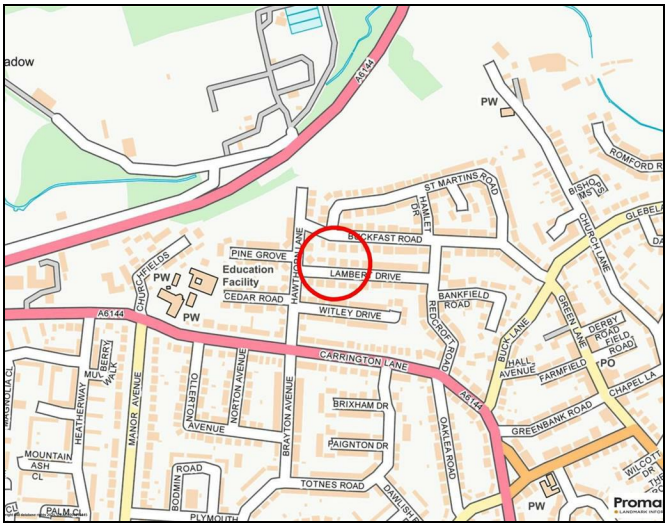
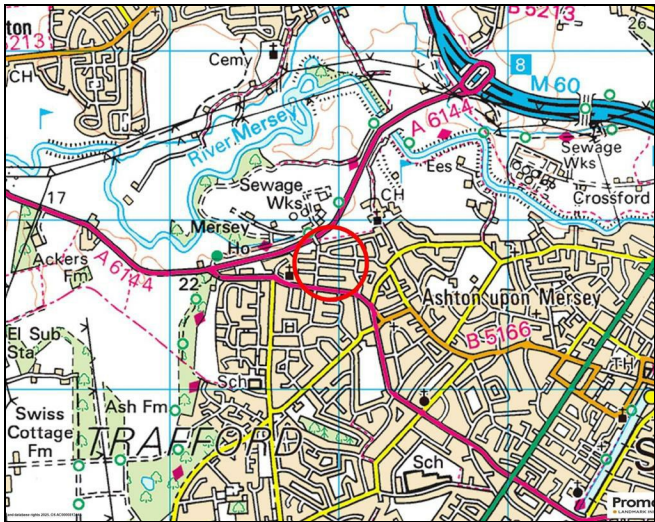
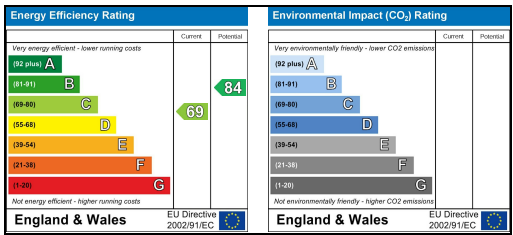


INDEPENDENT ESTATE AGENTS



# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A LOVELY EXTENDED SEMI DETACHED BUNGALOW IN A POUPLAR LOCATION CLOSE TO ASHTON ON MERSEY VILLAGE. 1145 SQUARE FEET INCLUDING GARAGE AND LOFT. NO CHAIN!

Porch. Hall. Lounge. Dining Conservatory. Kitchen. Two Double Bedrooms. Sun Room. En Suite Wash Room. Shower Room. Useful Loft Space. Driveway. Garage. Gardens



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



# in detail

An immaculately presented, bay fronted Semi-Detached Bungalow located in this enormously popular neighbourhood within walking distance of the centre of Ashton on Mersey Village with its range of convenience shops, cafes, restaurants and two village pubs!

In addition, there is green open space on the doorstep at the end of Hawthorn Lane.

The property is perfect for a downsizer offering approximately 1145 sq. ft. of space featuring a Conservatory extension, a useful Loft space and recently upgraded Kitchen and Bathroom fittings.

The accommodation property provides an Entrance Porch leading into a Hall, which has a pull down ladder to the Loft space.

Spacious Lounge with fireplace feature with Patio doors opening into the large Dining Conservatory of uPVC double glazed framed construction with French doors and windows giving access and enjoying aspects of the Gardens.

A door leads from the Dining Conservatory into the Kitchen which is also accessed from the Hall and is fitted with a range of white, high-gloss finish laminate fronted units with integrated stainless steel oven, hob and extractor fan. Space for additional freestanding appliances.

There are Two Double Bedrooms.

Bedroom One has a bay window to the front and a useful En Suite Wash Room with WC.

Bedroom Two has built-in wardrobes and a French door with side windows leading through to a useful Sun Room with bay window to the front. An ideal place to sit to enjoy the south facing sun.

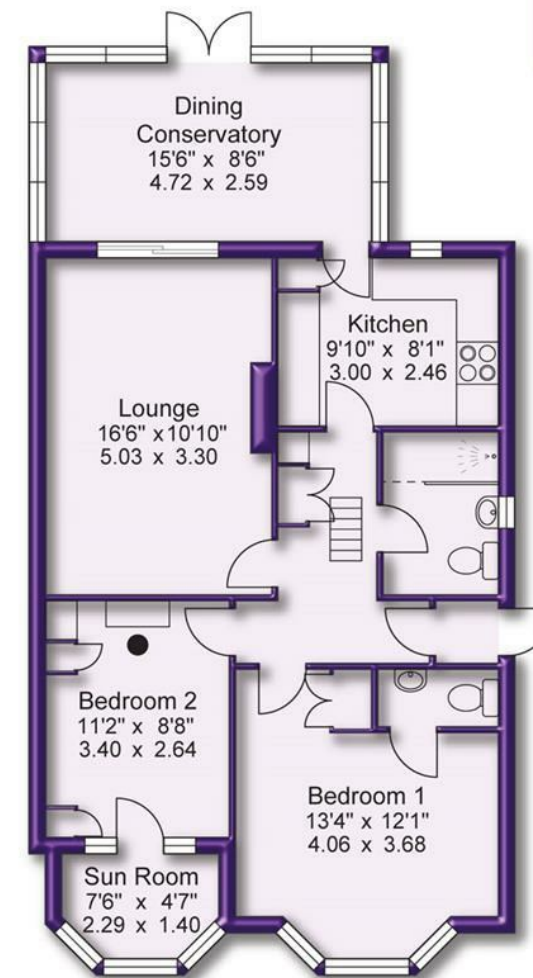
The Bedrooms are served by a well-appointed Shower Room with a white suite with chrome fittings with an open wet room-style shower area with tiled surround and wash hand basin and WC with vanity unit.

Externally, the property is approached via a long paved Driveway leading to the Detached Single Garage.

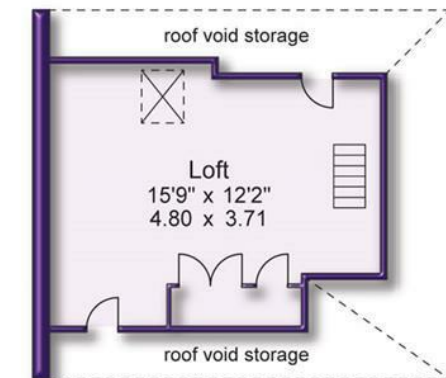
There is a neatly tended and well stocked Garden frontage, whilst to the rear the Garden has been entirely paved for ease of maintenance and enclosed within timber fencing.

An excellent example of a most popular style property in a great location, offered with no chain!

Approx Gross Floor Area = 1145 Sq. Feet  
(inc. Garage and Loft) = 106.4 Sq. Metres  
Approx Gross Floor Area = 815 Sq. Feet  
(exc. Garage and Loft) = 75.8 Sq. Metres



Ground Floor



First Floor