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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 then left onto Washway Rd/A56. Turn right onto Barkers Ln then left onto Ashton Ln/B5166. Turn right onto Grosvenor Rd then turn right onto Bowness Dr. Destination will be on the left



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	75		
	54		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.



INDEPENDENT ESTATE AGENTS

13 Bowness Drive Sale, Cheshire, M33 6WH



A SUPERB, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR CUL DE SAC PERFECT FOR TOWN CENTRE/METROLINK AND SCHOOLS. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS.

Hall. WC. Lounge. Dining Room- open plan to the Kitchen. Three Bedrooms. Stylish Bathroom. Enclosed rear garden. Driveway and Garage.

CONTACT SALE 0161 973 66878

£425,000

in detail



A superb, much upgraded and improved, Three Bedroomed Semi-Detached offering good-sized rooms throughout.

The property is ideally positioned on this very popular cul de sac which is ideal for several of the local Schools, Ashton Village, Town Centre and Metrolink. Internally the property benefits from a modern interior which includes Contemporary design Kitchen and Bathroom fittings.



In addition to the accommodation there is driveway parking, Garage and a lovely private rear garden.

An internal viewing will reveal:
Entrance Porch. A uPVC double glazed front door with windows flanking both sides and above. Step up to further opaque uPVC double glazed inner door to the Entrance Hallway.

Entrance Hall. A staircase rises to the First Floor doors then open to the Lounge, Dining Room and Ground Floor WC.

Ground Floor WC. Fitted with a WC, wall hung wash hand basin.



Lounge. A well proportioned Reception Room having a wide angled uPVC double glazed bay window to the front elevation. Attractive hollowed out fire place feature with cast iron gas imitation stove.

Dining Room. Another good sized Reception Room having a set of uPVC double glazed French doors opening out onto the Rear Garden, open plan to the Kitchen.

Kitchen. Refitted with an extensive range of modern base style of units with Quartz worktops over inset one and a half bowl sink unit with mixer tap. Ample space for a range cooker (may be available subject to further negotiation) with over sized stainless steel extractor hood over. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. uPVC double glazed square bay window to the rear elevation providing views over the Garden. Wall mounted Worcester gas central heating boiler concealed in one of the cupboards.

First Floor Landing. uPVC double glazed window to the half landing, spindle balustrade returning to the staircase opening. Large Loft access point with pull down ladder. The Loft has been boarded to provide excellent additional storage space. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed angled bay window to the front elevation. Built in wardrobes to one wall.

Bedroom Two. Another good sized double room with uPVC double glazed window to the rear elevation providing views over the Garden.



Bedroom Three. Having a uPVC double glazed to the front elevation.



Bathroom. A large bathroom refitted with contemporary white suite with chrome fittings comprising of tiled panelled double ended deep bath with additional flexible shower attachment. Large wet room style walk in shower enclosure with thermostatic shower. WC. Wall hung vanity sink unit. Wall mounted polished chrome heated towel rail radiator. Opaque uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Tiled floor with "warm up" underfloor heating.

Outside to the front there is driveway parking which continues down the side via wrought iron gates.

To the rear is a lovely private established garden with paved patio area. There is a Detached Garage within the garden.



Such a convenient place to live!

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 909 Sq. Feet
= 84.26 Sq. Metres

