



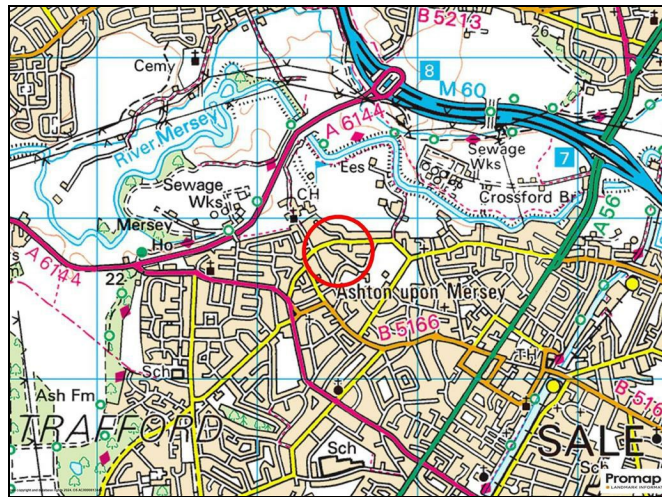
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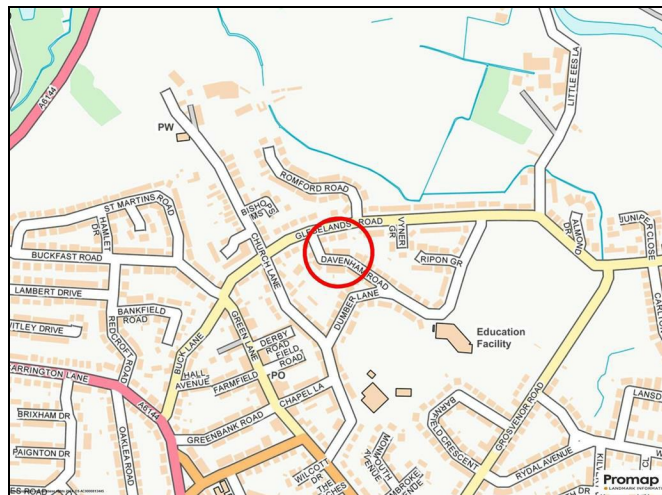


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Take Washway Rd/A56 to Barkers Ln then turn right onto Barkers Ln. Turn left onto Ashton Ln/B5166. Turn right onto Church Ln and slight right onto Dumber Ln. Turn left onto Davenham Rd and the destination will be on the right.



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
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

7 Davenham Road Sale, M33 5QR



****NO CHAIN** A SUPERBLY PROPORTIONED FOUR BEDROOMED EXTENDED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO ASHTON ON MERSEY VILLAGE, GREAT LOCAL SCHOOLS AND WITH THE OPEN SPACE OF ASHTON PARK ON THE DOORSTEP.**

Hall. Wc/Utility. Dining Room. Lounge. Extended Kitchen. Four Bedrooms. Shower Room. Driveway. Gardens.

CONTACT SALE 0161 973 6688

£450,000

in detail



A superbly proportioned, extended and improved, Four Bedroomed Semi Detached family home.

The property is positioned within a popular location close to Ashton on Mersey Village, Wellfield School and with the open space of Ashton Park just down the road.

Internally the property benefits from replastering, re decoration and replacement floor coverings.

Externally, there is a Driveway parking and a lovely easy maintenance rear garden with raised decked patio. There is also a single garage within the garden.

An internal viewing will reveal:

Entrance Hall. Opaque uPVC double glazed front door. Spindle staircase rises to the First Floor. Doors then open to the Dining Room and Kitchen with a further door opening to the Utility/Ground Floor WC.

Utility Room. Having a leaded uPVC double glazed window to the front elevation. Space and plumbing suitable for a washing machine. Wall mounted Worcester gas central heating boiler. Folding door to the WC. Tiled floor.

Dining Room. A well proportioned reception room having a uPVC double glazed angled bay window to the front elevation. Glazed double doors then open to the Lounge.

Lounge. An excellent sized reception room having a set of uPVC French doors opening onto the Rear Garden and directly out onto the raised Decked Patio Area. Attractive fireplace feature to the chimney breast.

Kitchen. A good size Kitchen fitted with a range of gloss finish handleless base style of units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range cooker with oversized extractor hood over and stainless steel splash back. Integrated dishwasher. Integrated dryer. uPVC double glazed windows to the rear and side elevation and an opaque double glazed door opens to outside. Door opens to useful understairs storage cupboard. Inset spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the side elevation. Doors then provide access to the Four Bedrooms, Shower Room and Separate WC. Large loft access point.

Bedroom One. A well proportioned double room having a leaded uPVC double glazed window to the front elevation.

Bedroom Two. Having a uPVC double glazed window to the rear elevation providing views over the Gardens.

Bedroom Three. Having uPVC double glazed windows to the rear and side elevation.

Bedroom Four. Having a leaded uPVC double glazed window to the front elevation.

Shower Room. Fitted with a suite comprising of double shower cubicle with thermostatic shower. Vanity sink unit.

Separate WC. Fitted with a low level WC.

A great family home for sale with no chain!



Approx Gross Floor Area = 1074 Sq. Feet
= 99.8 Sq. Metres

