



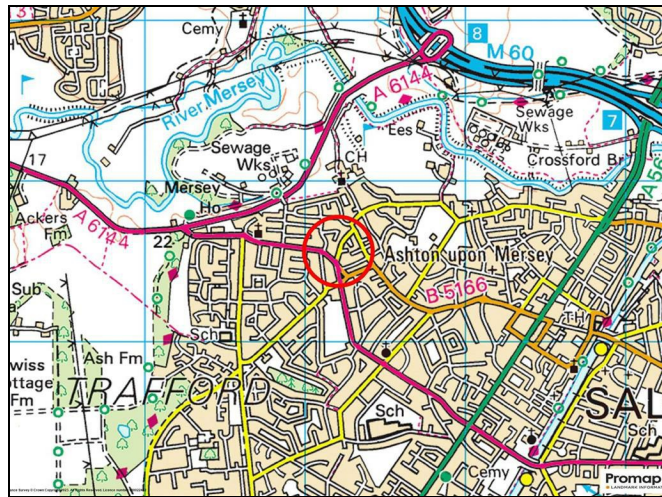
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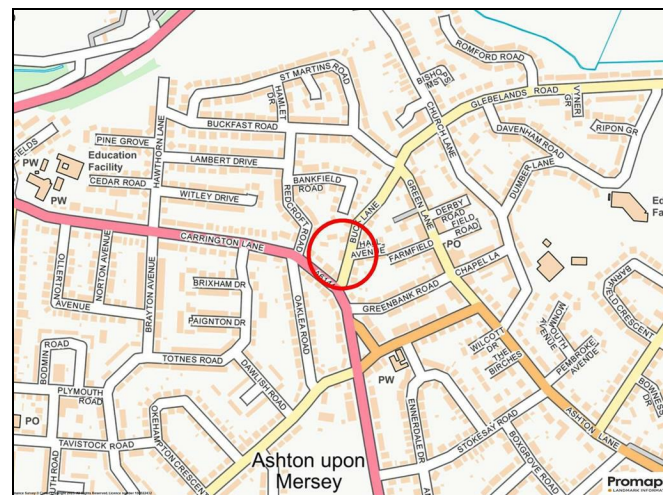


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then turn right onto Harboro Way/A6144. Go through 1 roundabout and turn right onto Buck Ln. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Buck Lane Sale, M33 5WF



A GORGEOUS, MUCH UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD TERRACE PERFECTLY LOCATED FOR ASHTON VILLAGE. SUPERB OVER 60FT REAR GARDEN.

Hall. Lounge. Dining Room. Kitchen. Two Dbl Bedrooms. Large Bathroom. Lovely Rear Garden.

CONTACT SALE 0161 973 6688

Offers Over £350,000

in detail



A Gorgeous, much upgraded and extended, Two Bedroomed, Period Terrace which has been tastefully refurbished throughout.

The location could not be more convenient, being within a short walk of Ashton On Mersey Village, several of the local Schools and walks down to the River Mersey,

Internally, the property has good-sized rooms throughout, neutral re-decoration, replacement uPVC double glazed windows, along with modern kitchen and bathroom fittings.

In addition to the accommodation, there is a much larger garden than you would typically find for this type of property, extending to over 60ft in length!

An internal viewing will reveal:

Recess Porch with recently installed composite opaque leaded and stained glass front door with window above.

Entrance Hall. Staircase rising to the First Floor. Dado rail surround. Wood flooring. Opening into the Dining Room.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Built in shelving and storage to one of the alcoves. Attractive period fireplace surround to the chimney breast. Large opening into the Dining Room.

Dining Room. Another good sized Reception Room having a uPVC double glazed window to the rear elevation. Continuation of the wood flooring. Panelled door through to the Kitchen.

Kitchen. Fitted with a range of modern white gloss finish base style of units with chrome handles and worktops over with inset sink unit and mixer tap. Built in AEG double oven with four ring gas hob and stainless steel extractor hood over. Integrated dishwasher and washing machine. Two uPVC double glazed windows to the side elevation. Tiled floor. Useful large understairs recess. Inset spotlights to the ceiling. Opening to the Rear Hallway.

Rear Hallway. Having a opaque uPVC double glazed door opening to outside. Circular uPVC double glazed window to the rear overlooking the Gardens. Continuation of the tiled flooring.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Dado rail surround. Panelled doors open to the Two Bedrooms and Bathroom.

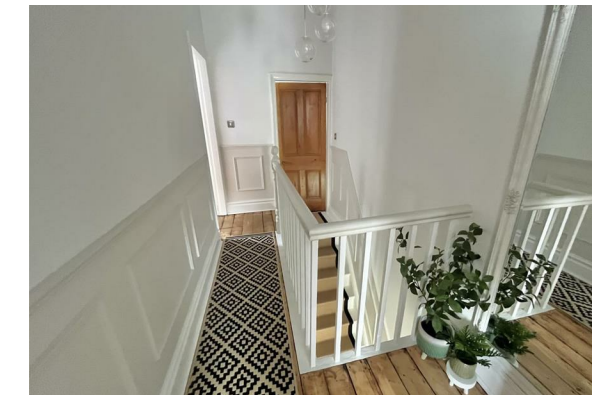
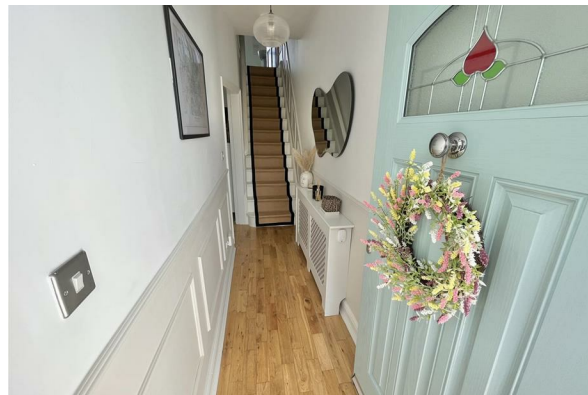
Bedroom One. An excellent sized double bedroom having two uPVC double glazed windows to the front elevation. Attractive period fire surround to the chimney breast. Stripped wooden floors.

Bedroom Two. Another good sized double room with a uPVC double glazed window to the rear elevation providing views over the Gardens. Fitted contemporary wardrobes to the length of one wall. Stripped wooden floors.

Bathroom. A good sized bathroom fitted with a modern white suite and chrome fittings comprising of double ended tiled deep panelled bath with central chrome mixer taps and thermostatic shower over and fitted glass shower screen. WC. Pedestal wash hand basin. Useful built in storage cupboard houses the Worcester gas central heating boiler. Opaque uPVC double glazed window to the rear elevation providing views over the Garden.

To the rear there is a walled courtyard which leads to the excellent sized lawned garden extending to over 60ft in length!

A wonderful example of its type!



Approx Gross Floor Area = 874 Sq. Feet
= 81.3 Sq. Metres

