



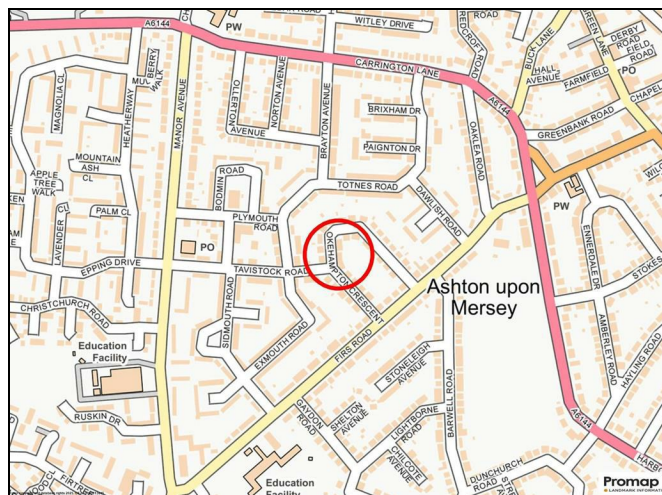
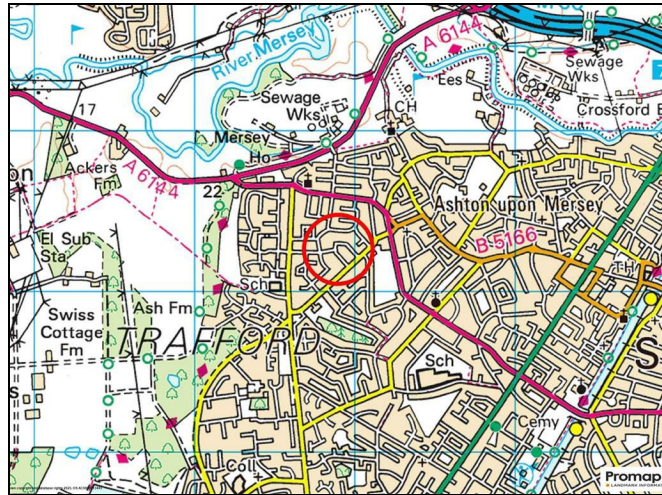
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INDEPENDENT ESTATE AGENTS

location



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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 82 | 67 |
| 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.



INDEPENDENT ESTATE AGENTS

24 Okehampton Crescent Sale, M33 5HR



****NO CHAIN** A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED SEMI-DETACHED FAMILY HOME WITH EXCELLENT SIZED REAR GARDEN. POPULAR LOCATION CLOSE TO ASHTON VILLAGE AND SCHOOLS.**

Porch. Hall. Dining Room. Extended Lounge. Kitchen. Three Bedrooms. Bathroom. Ample Driveway parking. Garage. Lovely established gardens.

CONTACT SALE 0161 973 6688

£395,000

in detail



A superbly-proportioned, extended, Three Bedroomed Semi-Detached which offers excellent sized rooms throughout.

The location is ideal, being within an easy reach of the Town Centre and Ashton on Mersey Village and in a great location for popular schools.

In addition to the accommodation there is ample driveway parking, Detached Garage and a lovely established good sized rear garden.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, leaded, uPVC double glazed front door.

Entrance Hallway, having a staircase rising to the First Floor with useful understairs storage cupboard where the 'Worcester', gas central heating boiler is located. Doors then provide access to the Sitting Room and Kitchen.

Through Lounge and Dining Room. A fabulous, large, Extended Reception Room, having a uPVC double glazed bay window to the front elevation. There is also a uPVC double glazed window to the rear elevation providing views over the Gardens.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in, 'Neff' stainless steel fronted electric oven with four ring induction hob. Integrated fridge. Space and plumbing suitable for a washing machine. uPVC double glazed window to the side elevation and a uPVC double glazed window to the rear providing views over the Gardens. Opaque, uPVC double glazed door opens to outside.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Loft access point.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed bay window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Gardens.

Bedroom Three, having a uPVC double glazed window to the front.

The Bathroom is fitted with a suite comprising of corner panelled bath with thermostatic shower over and vanity sink unit. Opaque, uPVC double glazed window to the rear elevation. Tiled walls.

Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the side elevation.



Outside to the front, the property is approached via a Driveway providing ample off street parking; this then continues down the side of the property leading to the rear Gardens.

To the rear, the property enjoys a superb, established, broadly east facing Garden, having a large section of hardstone paving. Adjacent lawn with established borders surrounding.

Within the Garden, there is a Detached Garage.

Always a popular place to live



COUNCIL TAX BAND - D

Approx Gross Floor Area = 985 Sq. Feet
= 91.5 Sq. Metres

