



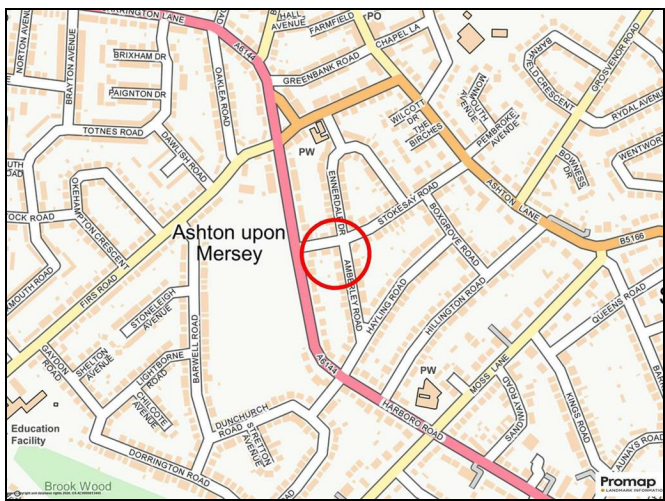
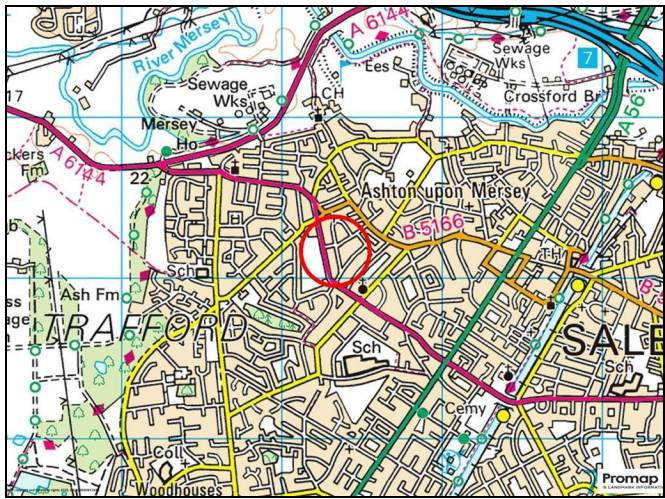
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INDEPENDENT ESTATE AGENTS

# 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                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 that 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

# 27 Amberley Road

Sale, M33 6QP



AN IMPRESSIVE TWO DOUBLE BEDROOMED, DOUBLE FRONTED, DETACHED BUNGALOW WHICH ENJOYS AN DELIGHTFUL CORNER PLOT WITH GARDENS TO FOUR SIDES AND TWO SEPARATE DRIVEWAYS. VERY DESIRABLE NEIGHBOURHOOD PERFECT FOR THE TOWN CENTRE+ASHTON VILLAGE.

Porch. Hallway. Spacious Lounge. Conservatory. Breakfast Kitchen. Utility/Study area. Two Double bedrooms. Bathroom. Ample Parking. Garage. Established Gardens.

CONTACT SALE 0161 973 6888

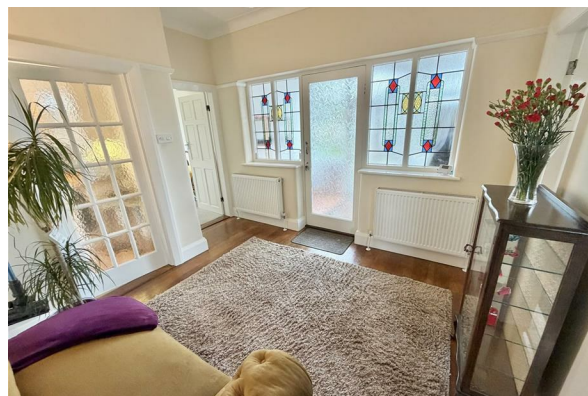
Offer Over £599,000

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# in detail



An impressive Two Double Bedroomed, Double Fronted, Detached Bungalow which enjoys a fabulous corner plot with gardens to four sides.

The property is ideally situated within this very desirable neighbourhood perfect for the Town Centre and Ashton on Mersey Village.

Externally, there is ample Parking with both a driveway to the front and a further separate one to the side along with a Garage .

An internal viewing will reveal:

Entrance Porch. A large entrance into the property having a set of uPVC double doors to the front with windows flanking both sides. Tiled floor. Step up to an opaque glazed inner door through to the main Entrance Hallway with original stained and leaded glass windows flanking both sides.

Entrance Hall. Having doors opening to the Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Coved ceiling. Picture rail surround.

Lounge. A well proportioned reception room having an opaque uPVC double glazed window to the rear elevation. uPVC double glazed double doors open to the Conservatory Sitting Room.

Conservatory Sitting Room. Having a set of uPVC double glazed French doors open to the rear garden. opaque uPVC double glazed window to two elevations.

Breakfast Kitchen. An excellent sized Kitchen with plenty of space for a table. The room has as uPVC double glazed bay window to the side elevation. The Kitchen is fitted with a range of base and eye level units with worktops over with inset sink unit with mixer tap. Built in oven with four ring ceramic hob. Integrated dishwasher. Ample space for a range of free standing appliances. Opening into the Study Area and Utility Room.

Study Area/Utility Room. Having a uPVC double glazed door open to outside. uPVC double glazed window to the rear elevation plus an additional shaped opaque uPVC double glazed window to the side elevation. Space and plumbing suitable for a washing machine. Wall mounted Worcester gas central heating boiler.

Bedroom One. A superb large double bedroom having a uPVC double glazed bay window to the front elevation. Coved ceiling. Picture rail surround. Built in wardrobes.

Bedroom Two. Another good double room uPVC double glazed bay window to the front elevation. Additional shaped opaque window to the side.

Bathroom. A good sized fitted with a suite comprising of panelled double ended deep jacuzzi bath with shower mixer attachment. Separate shower cubicle with



thermostatic shower. Wash hand basin. WC. Tiled walls. Inset spotlights to the ceiling. opaque uPVC double glazed window to the rear elevation. Loft access point.

Outside there are established lawned gardens with borders surrounding all sides of the property along with a patio area and two driveways.

Always a lovely place to live!

- Freehold
- Council Tax Band D

Agents Note:  
Declaration under the Estate Agents Act 1979: This property is owned by an employee of Watsonsons Independent Estate Agents Sale Ltd.

