

Firs Road, Sale, M33 5FH
£235,000



REDSTONES

The Property Experts



Firs Road, Sale, M33 5FH - £235,000

LOOKING FOR A LARGER THAN AVERAGE 3 BED SEMI CLOSE TO ASHTON ON MERSEY VILLAGE AND THE EXCELLENT LOCAL SCHOOLS? Sitting on a fantastic corner plot, this wonderful family home benefits from good sized rooms and high ceilings throughout. Off road parking, enclosed rear garden, large front lawn. Viewing highly recommended.

Viewing strictly by appointment.

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GENERAL DESCRIPTION Impressive sized accommodation situated within easy walking distance of Ashton-on-Mersey village. Close proximity to the excellent local schools All Saints', Wellfield, Firs and St Mary's. Corner plot offering 3 good sized bedrooms, bay fronted dining room, fitted kitchen and fully tiled bathroom. Gas central heating and UPVC double glazing throughout. Externally to the front of the property there is an enclosed garden, mainly laid to lawn. Off road parking is provided to the side of the property which will accommodate 2 to 3 vehicles on the driveway. The rear of the property an enclosed and easily maintained garden with a block paved patio area. Access to store cupboard.

ENTRANCE HALL Stairs leading to first floor. Wooden floor. Under stair storage.

LOUNGE 14' 0" x 12' 1" (4.27m x 3.68m) A good sized reception room with window looking to the front aspect. Fireplace. Fitted carpet. Cornice ceiling. Central heating radiator.

DINING ROOM 13' 1" x 11' 1" (3.99m x 3.38m) A second good sized reception room benefitting from a bay fronted window. Wooden flooring. Central heating radiator.

KITCHEN 12' 1" x 6' 1" (3.68m x 1.85m) Fitted kitchen comprising; Base and wall mounted units with roll edge work surface. One and a half bowl sink unit with mixer tap and storage cupboard underneath. Cooker point. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge/freezer. Tiled floor. Part ceramic tiled walls. Halogen downlighting.

LANDING With window to side aspect. Loft access point.

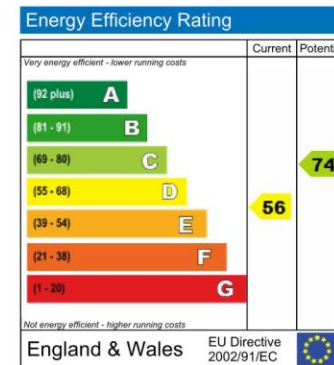
BEDROOM ONE 14' 0" x 11' 8" (4.27m x 3.56m) An excellent sized double bedroom with window looking to the front aspect. Fitted carpet. Fitted wardrobes. Central heating radiator.

BEDROOM TWO 12' 2" x 10' 2" (3.71m x 3.1m) A second double bedroom with window to front aspect. Fitted carpet. Central heating radiator.

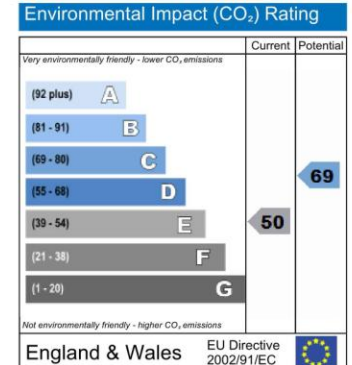
BEDROOM THREE 11' 8" x 6' 11" (3.56m x 2.11m) A larger than average single bedroom with window overlooking rear garden. Storage cupboard. Fitted carpet. Central heating radiator.

BATHROOM 12' 2" x 4' 6" (3.71m x 1.37m) Full ceramic tiled walls. Fitted carpet. White corner panelled bath suite with electric shower. Pedestal wash hand basin. Low level WC. Central heating radiator.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

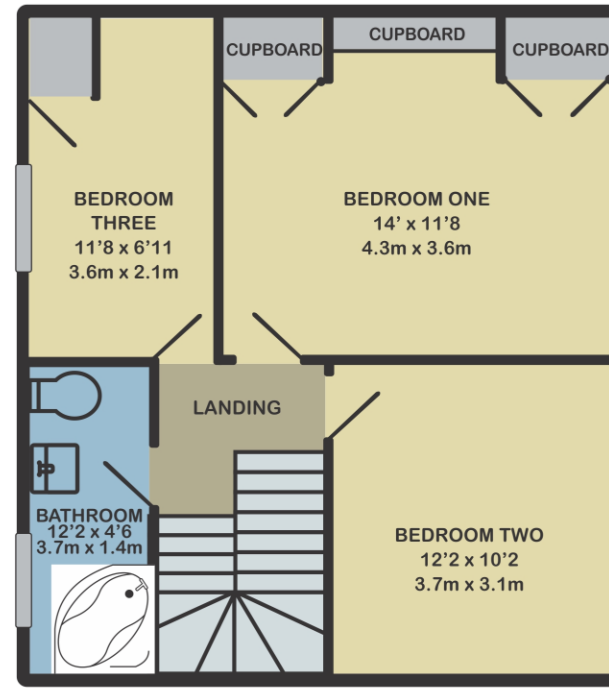


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



GROUND FLOOR

**APPROX FLOOR
AREA 49.9 SQ.M.
(537 SQ.FT.)**



1ST FLOOR

**APPROX FLOOR
AREA 48.0 SQ.M.
(516 SQ.FT.)**

TOTAL APPROX. FLOOR AREA 97.9 SQ.M. (1053 SQ.FT.)

IMPORTANT NOTICE – In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property, their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture or fittings are included in any sale. Lease details, service charges and ground rent (where applicable) have been provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

