



PAUL BIRTLES



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Buckfast Road  
Sale  
M33 5QB

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SALES • RENTALS • MANAGEMENT

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Offers Over £600,000

\*AN EXCELLENT OPPORTUNITY TO ACQUIRE AN INDIVIDUAL CORNER POSITIONED FOUR DOUBLE BEDROOM DETACHED PROPERTY SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION\* Presented in excellent condition throughout and offering spacious family accommodation of approx 1250 sq ft. Multiple reception rooms, useful ground floor WC and recently installed fully fitted kitchen. Convenient carport and storage garage. Delightful private gardens to the side and rear. Good off road parking to the front. Situated within easy walking distance of Ashton-on-Mersey Village and within catchment for well regarded local school options. Easy access to transport links. Must be viewed to be appreciated. Virtual Tour Available. EPC Rating: D. Freehold subject to £15.75 per annum rentcharge. Built 1960.

**TO THE GROUND FLOOR**

**Entrance Hall**

A bright and welcoming entrance hall with wood effect laminate flooring. Radiator with a decorative cover. Richard Burbridge staircase. Understairs storage/cloakroom. Door off to:

**Downstairs WC**

With a low-level WC and wall hung wash hand basin. Double glazed window to the front elevation. Wall mounted 'Worcester' combination gas central heating boiler.

**Sitting Room**

With a double glazed window to the rear. Wood effect laminate flooring. Radiator.

**Eat-In Kitchen**

With a range of base and wall cupboard units and quartz working surfaces incorporating an inset ceramic sink unit with flexible mixer tap with optional spray head. Induction hob with concealed extractor. Two Bosch ovens. Tiled flooring. Integrated appliances comprise fridge freezer, washing machine and dishwasher. Inset retractable ironing board. Wheeled breakfast bar which pulls out to become a table. Spotlighting. Feature LED lighting. Double glazed windows to the rear and side and double glazed exit door to the side elevation. Radiator.

**Lounge/Dining Room**

With a living flame gas fire set with a feature fireplace. Radiator. Spotlighting. Wood effect laminate flooring. Double glazed window to the front elevation. Sliding doors lead into.

**Conservatory**

With double glazed units all round and exit door to the garden. Vertical radiator. 'Warm' gas filled glass roof newly installed for all year round use.

**TO THE FIRST FLOOR**

**Landing**

With the loft access point. Two feature windows to the front elevation providing ample natural light. The loft space is boarded for storage with power and light laid on with drop down ladder.

**Bedroom (1)**

With double glazed window to the side elevation. Radiator.

**Bedroom (2)**

With double glazed window to the rear. Radiator.

**Bedroom (3)**

With a double glazed window to the rear elevation. Radiator.

**Bedroom (4)**

With a double glazed window to the front elevation. Radiator.

**Bathroom**

A beautifully appointed suite with panelled bath and vanity wash hand basin/low-level WC combined. Chrome ladder radiator. Double glazed window to the side elevation. Fully tiled. Extractor fan. The shower is installed over the bath with an anti-splash screen fitted. Spotlighting. Underfloor heating.

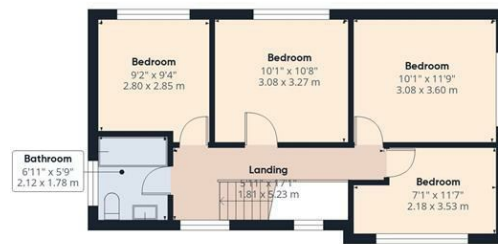
**Outside**

To the front of the property there is a garden area with artificial grass and a large block paved driveway which can accommodate three cars of an appropriate size. To the side is an attractive, fully enclosed gated and covered area providing excellent storage and drying facilities of approx 20'4" x 7'9". This area leads to a detached brick built garage with up and over door. To the rear and side elevations is a very private and secure garden with paved patio and artificial grass with mature, well stocked borders.





Approximate total area<sup>(1)</sup>  
1250 ft<sup>2</sup>  
116.2 m<sup>2</sup>



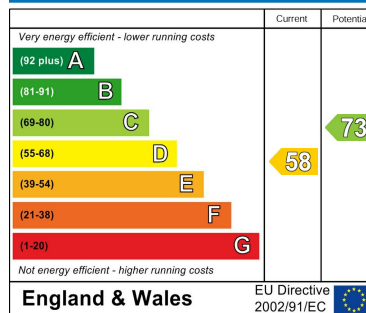
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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