



35 Lambert Drive, Sale, M33 5WP

Offers Over £340,000

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Jordan fishwick

- Two Bedroom Semi-Detached Bungalow
- NO CHAIN
- Driveway and Rear Garden
- Close to Ashton on Mersey Village
- EPC Rating C
- Requiring Updating
- Detached Garage
- Desirable Location
- Council Tax Band C
- Freehold

Being sold with NO CHAIN, this two bedroom semi-detached bungalow is situated in a popular residential area within close proximity to Ashton-on-Mersey Village which offers a range of amenities.

The property currently comprises: hallway, kitchen leading to sunroom, spacious lounge with doors to the garden, shower room and two bedrooms. Externally, there is a gated driveway to the front leading down to the detached garage and gate to access the low maintenance rear garden.

Freehold. Council Tax Band C. EPC Rating C.







Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, or form part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
88	71
A (92-101)	B (81-91)
C (69-80)	D (55-68)
E (39-54)	F (21-38)
G (1-20)	Not energy efficient - higher running costs (1-20)

England & Wales
EU Directive
2002/91/EC

Energy Performance Graph

