

‘Breydon’
Aylwin Drive
Sale M33 3WG



A MATURE DOUBLE FRONTED DETACHED BUNGALOW LOCATED AT THE HEAD OF A PRIVATE DRIVE AND STANDING WITHIN ATTRACTIVE GARDENS EXTENDING TO 0.26 ACRES (0.10 HECTARES) OR THEREABOUTS AND SITUATED JUST OFF MARSLAND ROAD IN THE FAVOURED DISTRICT OF SALE

FOR SALE BY AUCTION
AT THE DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON
ON THURSDAY 25TH MARCH 2010 AT 3.00PM

(Subject to Conditions of Sale, which will be available for inspection at the offices of the Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

The sale of 'Breydon', an attractive mature double fronted detached bungalow standing within a plot extending to 0.26 acres presents a superb opportunity for any purchaser to inject their own thoughts and ideas in updating and upgrading the existing accommodation to provide a substantial dwelling.

'Breydon' is located at the head of a private driveway serving just one other property and affords magnificent potential for a programme of modernisation, extension or refurbishment.

Some years ago the property was split to provide two dwellings which until recently were let out. They have now become vacant.

Purchasers will recognise the simple potential to re-embrace the original footprint and indeed the possibilities of a loft conversion subject to planning approval and building regulations should not be missed.

Aylwin Drive, is situated just off Marsland Road and is convenient to the Metrolink, schools of good repute, Sale's bustling town centre and Sale Moor. Road connections within the area provide rapid communications to Manchester city centre.

DIRECTIONS: From our office in Hale proceed via Leigh Road bearing right onto Westgate and continuing forward to Broomfield Lane and turning right and continue on to the junction with Hale Road where you will turn right. Continue to the traffic lights bearing left onto Delahays Road, continue through the next set of traffic lights and at the mini roundabout proceed straight across onto Thorley Lane. Turn right onto Shaftsbury Avenue and continue to the next set of pelican traffic lights and at the roundabout bear second left onto Brooklands Road. Continue the full length of Brooklands Road to the traffic lights turning right onto Marsland Road. In 0.3 miles turn right onto Aylwin Drive.

'BREYDON' ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH, 13'5" x 2'5" (4.08m x 0.73m). Glazed entrance door with side panels and quarry tiled floor. Door with obscure glazed panel with panels either side opening to:

HALLWAY, 13'9" x 8'7" (4.19m x 2.61m). Two radiators and two wall light points.

LOUNGE, 13'10" x 11'10" (4.21m x 3.60m) plus bow window 6'1" (1.85m) deep. An attractive room with marble fireplace feature, two radiators and glazed bow window with French door opening to the rear garden.

KITCHEN, 11'11" x 10'11" (3.63m x 3.32m). Fitted with a range of base and wall cupboards with pine units and having a tiled floor and including 'Siemens' dishwasher and microwave. 'Worcester 24 CDI' central heating boiler, loft access point, door to outside, window to the rear and original pantry store. Gas cooker point and 1½ bowl single drainer stainless steel sink.

BEDROOM 1, 11'11" x 10'4" (3.63m x 3.15m) plus box bay window 5'9" x 2'0" (1.75m x 0.61m) to the front. Radiator.

BEDROOM 2, 11'11" x 10'4" (3.63m x 3.15m) with square bay window to the front. Radiator.

BATHROOM, 11'10" x 4'9" (3.60m x 1.44m). White suite comprising panelled bath with shower mixer fitting, low level WC and pedestal wash basin. Towel radiator, double glazed window, part tiled walls and linen cupboard.

'GARDEN COTTAGE' ACCOMMODATION

HALL, 5'6" x 4'8" (1.67m x 1.42m). 'Worcester' wall mounted gas central heating boiler, UPVc entrance door, tiled floor which continues through to:

LOUNGE, 16'3" x 11'11" (4.95m x 3.63m). French doors and windows opening to the rear garden. Radiator.

FITTED KITCHEN AREA with a range of contemporary base and wall units with working surfaces let into which there is a sink, 'Siemens' halogen hob, 'Siemens' dishwasher, oven and fridge freezer built-in. Integrated washing machine, radiator, tiled floor area to the kitchen and ventilator.

BEDROOM, 13'9" x 11'10" overall (4.19m x 3.60m) with oriel bay window to the rear and radiator.

EN-SUITE SHOWER ROOM with shower enclosure with electric shower fitting, pedestal wash basin, low level WC, radiator and tiled splashbacks and floor.

OUTSIDE

GARAGE concrete sectional prefabricated garage.

GARDENS

'Breydon' stands within private and attractive gardens predominately at the rear which are enclosed by concrete post and panelled timber fencing and are laid predominately to lawn with patio areas. There is an abundance of flowering plants trees and shrubs throughout the garden.



SERVICES All mains services are connected
Gas fired central heating is installed

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

TENURE We are informed to be Freehold and free from Chief Rent. This detail has not been confirmed from the title deeds.

ASSESSMENTS Council Tax Band 'E' – Trafford Borough Council.

VACANT POSSESSION UPON COMPLETION

SOLICITORS

John Fletcher & Co
Top Floor, 213 Ashley Road,
Hale. WA15 9TB
Tel: 0161 926 8026 Ref: JF

INSPECTION may be made on Wednesdays and Saturdays between 2.00pm to 4.00pm (commencing Saturday 27th February 2010)



SURVEYS AND VALUATIONS If the property you purchase is not for sale through Meller Braggins, our Chartered Surveyors can carry out private survey or valuation for you. Please telephone our Survey Department at Knutsford on 01565 632618 or at Stockton Heath on 01925 262625.

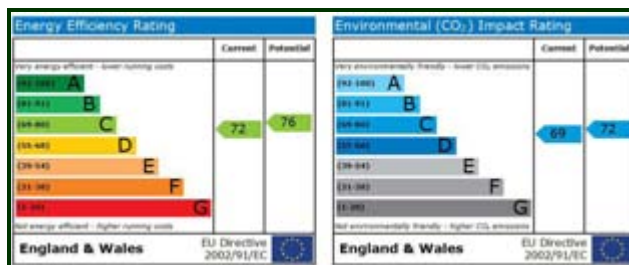


HOW TO FIND THE DE VERE DARESBUY PARK: From Junction 11 of the M56, take the A56 towards Warrington and The De Vere Daresbury Park will be found after a short distance on the left.

PMA1037



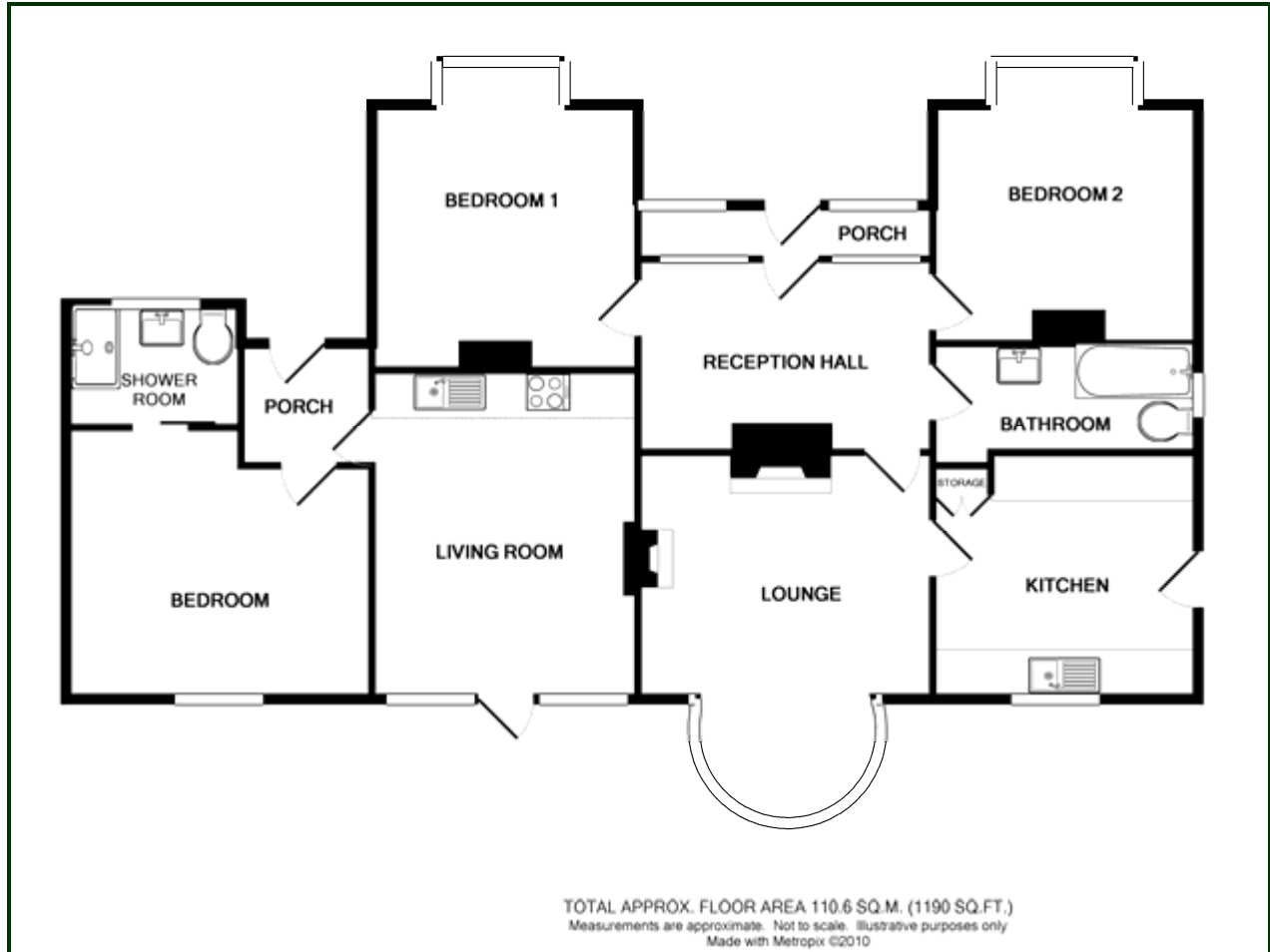
ENERGY PERFORMANCE CERTIFICATE



LOCATION PLAN



FLOOR LAYOUT



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RICS

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