



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Ashford Avenue, Worsley, Manchester

£260,000

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Set in a desirable and convenient area, this impressive semi-detached home provides generous and flexible living space, ideal for a couple or individual seeking single-level living. A personal viewing is essential to fully appreciate all it has to offer. The property features an entrance porch, a spacious lounge, a sizable separate dining room that could also be turned back into a third bedroom, kitchen, a lovely master bedroom with ample fitted wardrobes, a second bedroom also benefiting from fitted wardrobes, conservatory and a stylish three-piece shower room. The front of the property boasts a garden, driveway, and detached garage, ensuring plenty of parking. The rear garden is beautifully landscaped and offers fantastic space for outdoor entertaining.

This home is conveniently located close to local shops, amenities, and reputable schools, with easy access to major transport routes, making it ideal for commuters heading into Manchester.

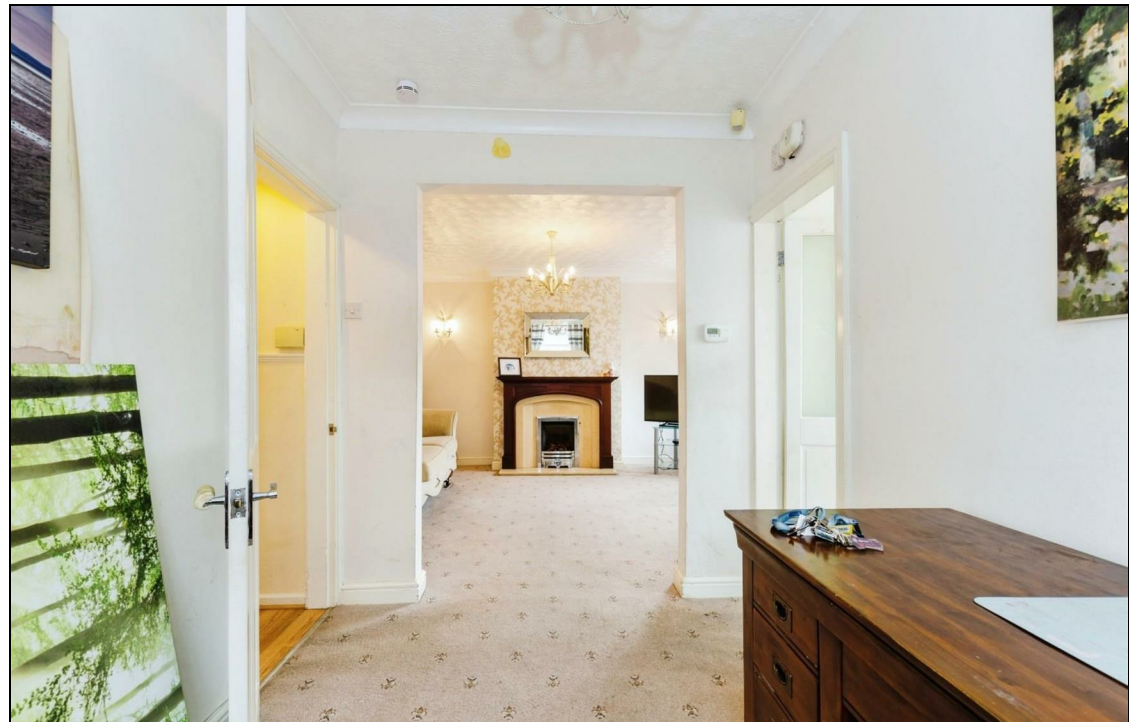


## KEY FEATURES

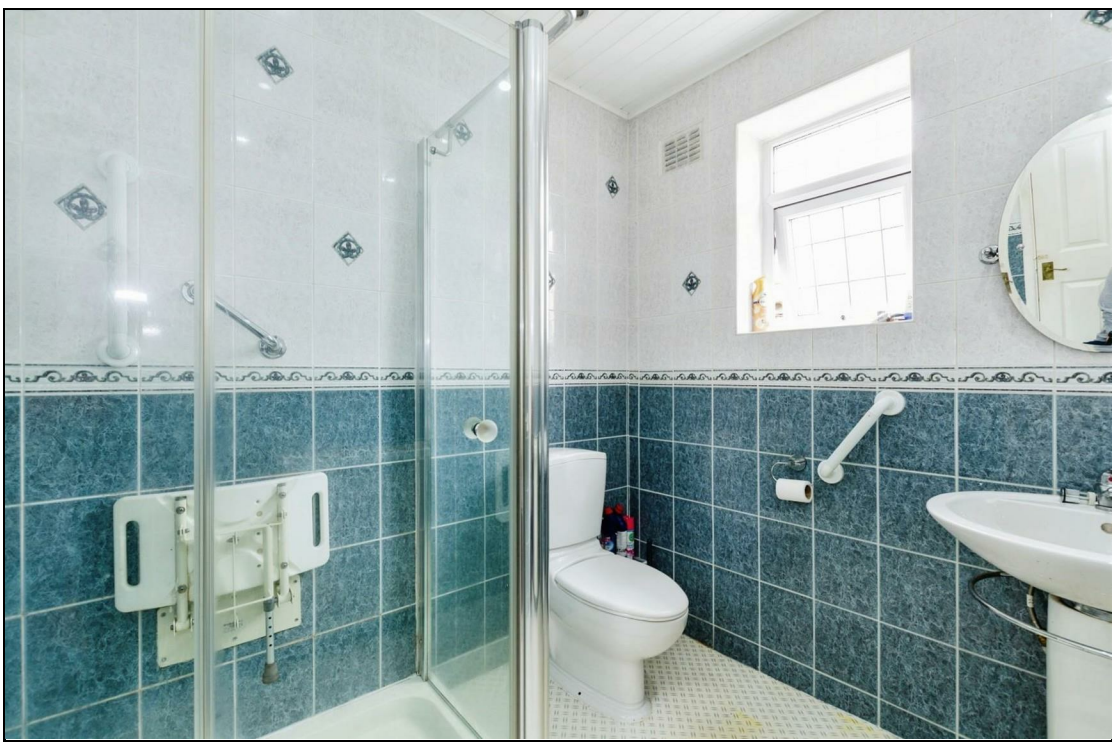
- NO CHAIN
- TRUE BUNGALOW
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
  - CONSERVATORY
- SOUGHT AFTER LOCATION
  - CLOSE TO AMENITIES









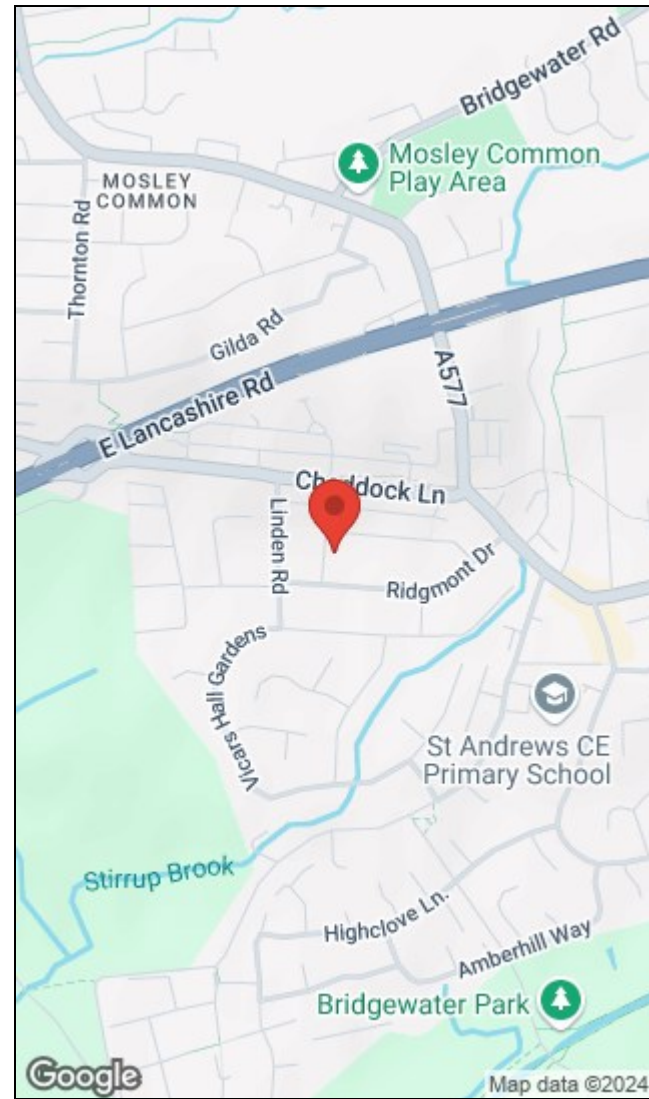






Total floor area 79.1 m<sup>2</sup> (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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