

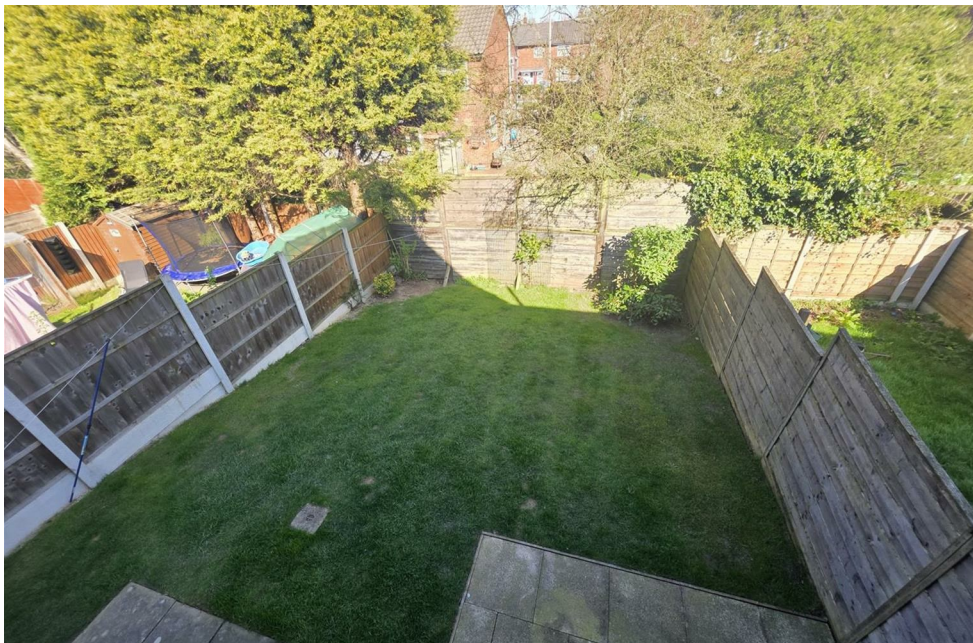


153 Haslington Road
Ashway Park-Wythenshawe M22 5HR
£279,950

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153 Haslington Road

Ashway Park-Wythenshawe M22 5HR £279,950

Offered for sale with the benefit of having no onward chain involved, this well-presented modern home forms part of a popular residential development which is well-placed for access to amenities, transport networks and schools for all age groups.

The house stands well back from the road in a quiet corner of the development, behind a long driveway which provides off road parking space for two to three vehicles. There is an attractive front garden and a private enclosed lawned garden to the rear, with storage shed.

The accommodation comprises: Entrance hallway, a spacious living room with glazed doors to the dining room which has storage and French doors to the garden. The room opens on to a fitted kitchen.

To the first floor is a landing which leads to two double bedrooms and a single bedroom/study/office. A bathroom which is fitted with a white suite, with shower above the bath, completes the house.

These homes appeal to a wide range of potential purchasers and we strongly advise an early internal inspection in order to avoid disappointment.

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Driveway
- Gardens
- Popular Location
- Close to Transport Links
- No Onward Chain
- Viewing Essential

Entrance Hallway

Living Room
13'2 x 12'6

Dining Room
9'0 x 8'1

Kitchen
8'11 x 7'3

First Floor Landing
With airing cupboard.

Bedroom One
12'4 max x 9'0 max

Bedroom Two
9'11 x 9'7 red to 6'10

Bedroom Three
8'8 max x 6'10 max
Built-in cupboard.

Bathroom
6'6 x 6'4

Externally

A long driveway fronts the house, providing off road parking space for two/three vehicles, with garden alongside. Gated access to the enclosed rear garden which has a paved seating area, lawned section and a timber storage shed.

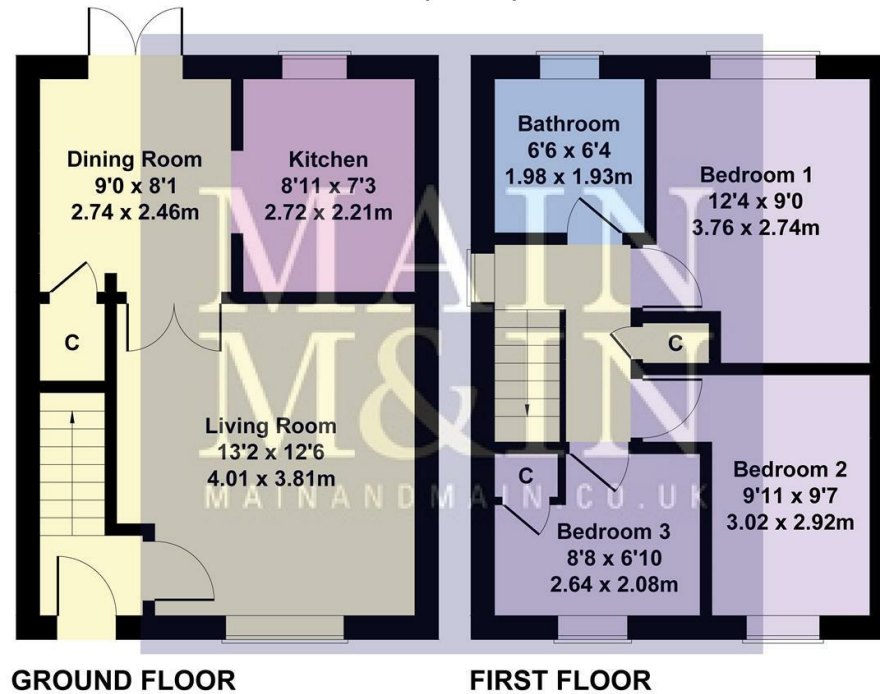
Tenure: Freehold
Council Tax: Manchester C



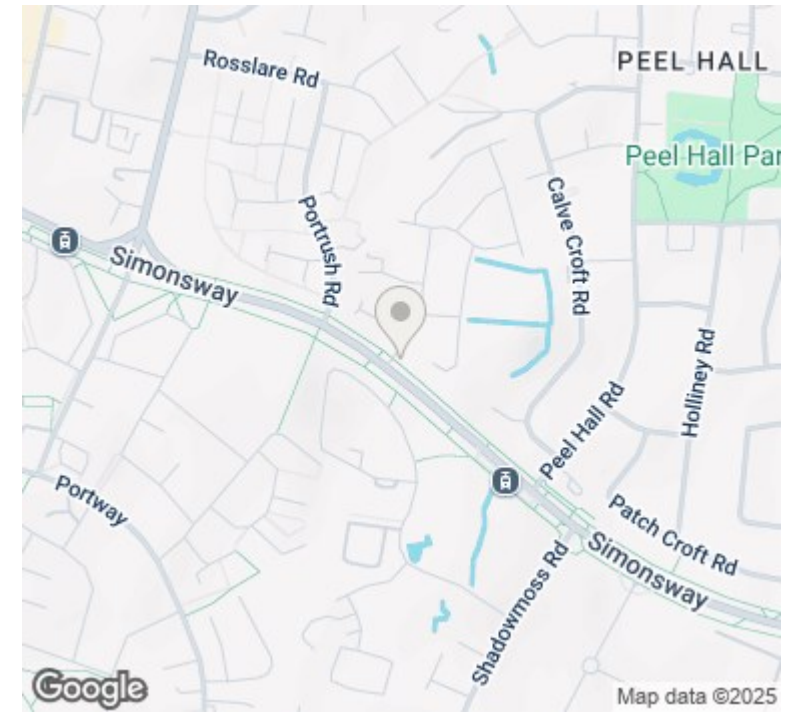


Haslington Road

Approximate Gross Internal Area
718 sq ft - 67 sq m



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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