



7 Hockenhull Close
Ashway Park M22 5TF
£290,000

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7 Hockenhull Close

Ashway Park M22 5TF

£290,000

Occupying a generous corner garden plot in a pleasant cul-de-sac, this semi-detached property forms part of the popular Ashway Park development; Well-placed for access to transport networks (Metrolink, motorway links, rail station, Manchester Airport) and amenities.

The accommodation comprises: Entrance hallway, living room, dining room, kitchen and a conservatory with doors to the garden.

To the first floor are three bedrooms and a family bathroom which is fitted with a white suite, with shower above the bath.

There are lawned gardens to the front and side with a driveway providing off road parking space. A particularly well-proportioned garden to the rear offers a good degree of privacy, with seating areas, decorative borders and a large storage shed.

This is an attractive property which warrants an early internal inspection.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Driveway
- Generous Gardens
- Cul-de-sac Location

Entrance Hallway

Living Room
11'7" x 14'6"

Dining Room
8'0" x 10'1"

Kitchen
6'8" x 10'1"

Conservatory
8'5" x 10'4"

First Floor Landing

Bedroom One
14'11" max x 11'7" red to 5'5"

Bedroom Two
7'4" x 9'3"

Bedroom Three
7'3" x 7'9" red to 6'4"

Bathroom
5'6" x 6'5"

Externally

Gardens to three sides with driveway to front.

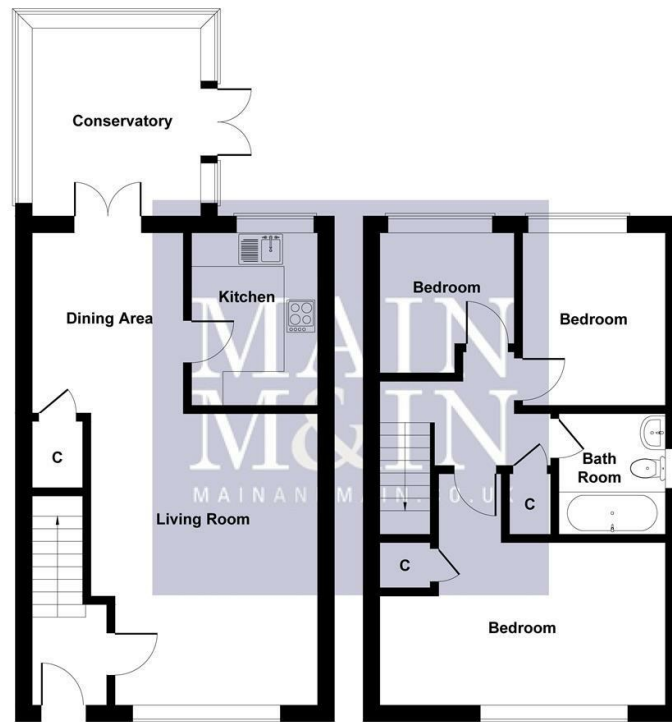
Large timber shed to the rear.

Gated access to the side.



Tenure: Freehold

Council Tax: Manchester B



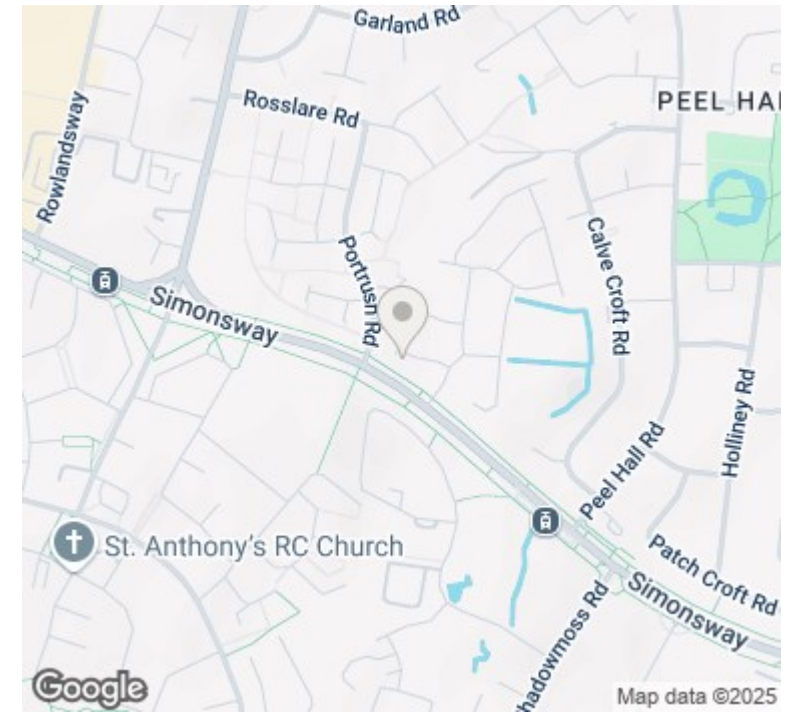
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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