



22 Haslington Road
Ashway Park M22 5HS
Offers Over £330,000

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Ashway Park M22 5HS

Offers Over £330,000

Significantly extended to the rear, this semi-detached home offers versatile accommodation which will suit those seeking a property which can accommodate extended family/dependent relatives.

The house enjoys an attractive position on the edge of the ever-popular Ashway Park, overlooking a section of woodland but within easy reach of transport networks: The Metrolink tram stop is sited at the entrance to the development, with the M56/M60 motorway junctions, Manchester Airport and the rail station at Heald Green all nearby. Plentiful amenities and schools for all age groups are nearby.

The accommodation comprises: Entrance hallway, a living room with feature fireplace, a dining room which opens to a fitted kitchen and an area with access into the extension and with doors out to the garden.

The extended section features a large room which could serve as a bedroom or as an additional reception room. There is a modern wet room with shower and WC.

To the first floor are three bedrooms and a further shower room/WC.

The property stands behind a double width driveway and there is gated access to the rear, where an enclosed garden can be found. This features seating areas and a large timber storage shed.

This is a beautifully-presented home which is certain to attract interest. As such, an early internal inspection is advised.

Tenure: Freehold
Council Tax: Stockport B

- Extended Accommodation
- Three/Four Bedrooms
- Two Bathrooms
- Two/Three Reception Rooms
- Versatile Accommodation
- Immaculate Presentation
- Cul-de-sac Location
- Close to Metrolink
- Driveway
- Gardens

Entrance Hallway

Living Room
 14'5 x 11'6

Dining Room
 10'1 x 7'10

Kitchen
 10'1 x 7'3

Bedroom Four/Sitting Room
 13'2 x 10'4

Shower Room
 9'6 x 5'8

First Floor Landing

Bedroom One
 11'6 x 11'3

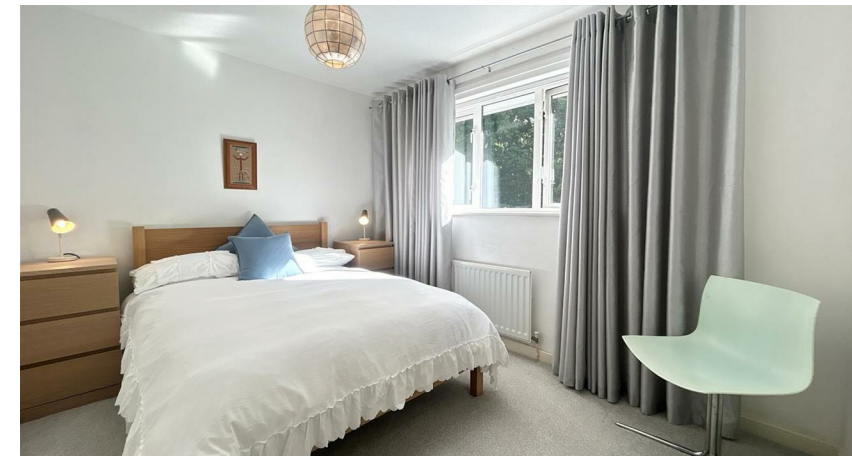
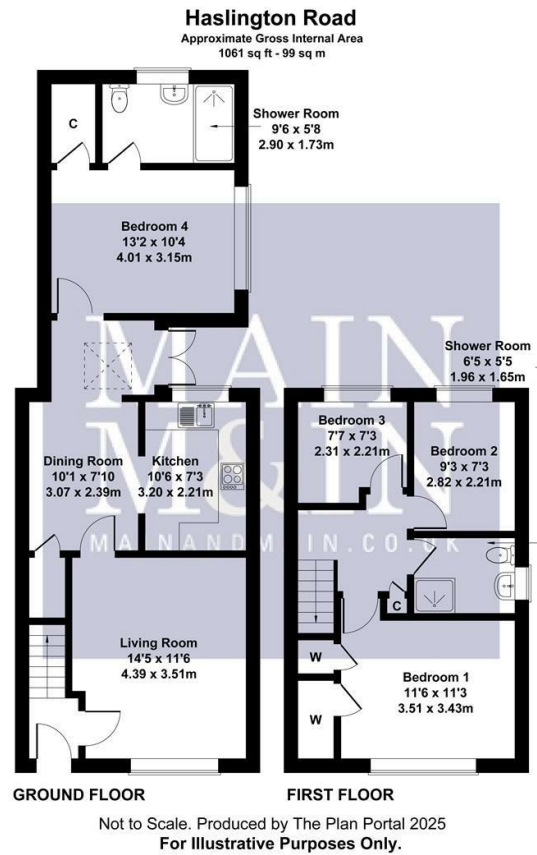
Bedroom Two
 9'3 x 7'3

Bedroom Three
 7'7 x 7'3

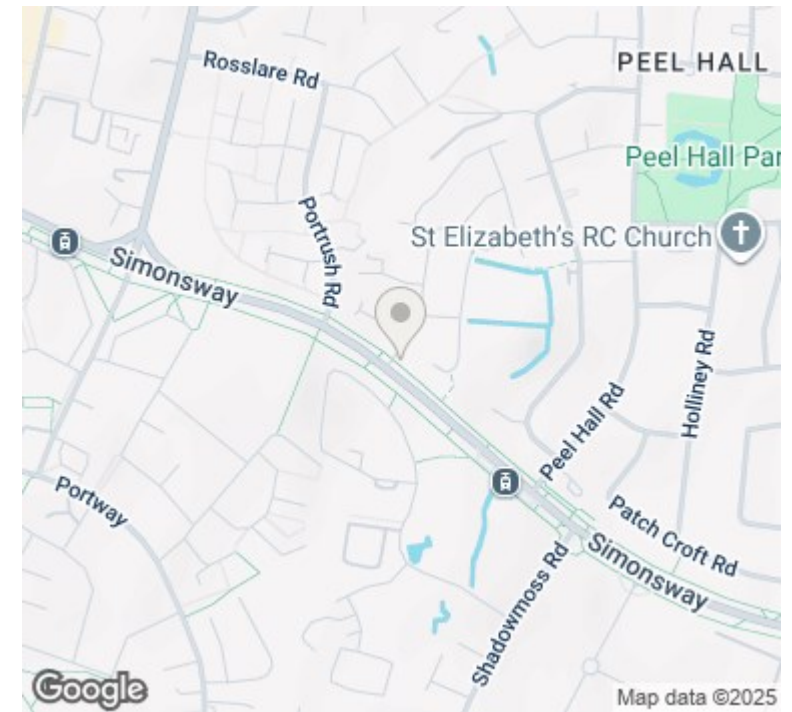
Family Bathroom
 6'5 x 5'5

Externally
 Garden and driveway to the front.
 Enclosed garden seating areas to the side and rear.





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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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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