



53 Ash Grove, Worsley

Offers in Region of £225,000

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ESTATE AGENTS

53 Ash Grove

Worsley, Manchester

Nestled within a sought-after residential setting, this charming 3-bedroom semi-detached house presents an enticing opportunity for first-time buyers and investors alike. Boasting a freehold tenure, this property offers a blend of modern comfort and convenience. Upon entry, a welcoming ambience pervades throughout the home, complemented by the feature media wall and fire in the living area. The ground floor is well-appointed with a guest WC, enhancing practicality for daily living.

Outside, the property continues to impress with a spacious rear garden that invites leisurely outdoor living. The flagged patio provides an ideal spot for al fresco dining, while the wood-fenced border ensures privacy and tranquillity. The garden further benefits from an external power point and water faucet, catering to diverse needs. A metal storage shed offers convenient space for tools and equipment, and the side gate access enhances ease of movement. To the front, a generously sized brick-paved driveway accommodates parking for two cars, ensuring practicality and convenience for residents and visitors alike. Situated in a popular location, the property offers proximity to a range of local amenities, underlining its appeal as a comfortable and accessible abode.



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This property exudes a warm and inviting ambience, making it a delightful choice for those seeking a comfortable and practical living space. With its well-maintained outdoor areas and convenient features, this residence stands as a testament to modern living. Whether as a first-time buyer's haven or an investment opportunity, this semi-detached house is sure to captivate discerning individuals seeking a harmonious blend of style and functionality in a desirable location.

Council Tax band: A

Tenure: Freehold

- Three bedroom Semi-Detached
- Freehold
- Two Car Driveway
- Large Rear Garden
- Guest WC
- Ideal First Time Buyers Home
- Great Investment
- Popular Residential Location
- Close to All Local Amenities
- Feature Media Wall and Fire



Lounge

12' 8" x 12' 4" (3.86m x 3.76m)

A spacious family room with feature media wall with lighting, stunning electric fire with ornate lighting, grey wood effect laminate flooring, large upvc window to front, multiple power points and warmed via single radiator.

Kitchen Diner

10' 5" x 14' 9" (3.18m x 4.50m)

A large kitchen diner with large work tops and breakfast bar, upvc French doors to rear garden, a range of fitted base and wall units, sink under upvc window, vertical blinds, ceiling LED spot lighting, tiled flooring, integrated appliances and warmed via single radiator.

Guest WC

2' 5" x 7' 4" (0.74m x 2.24m)

A guest WC with frosted upvc window to side, tiled walls and flooring.

Landing Area

7' 4" x 5' 10" (2.24m x 1.78m)

A bright landing are with upvc window over staircase, power point and fully carpeted.

Bathroom

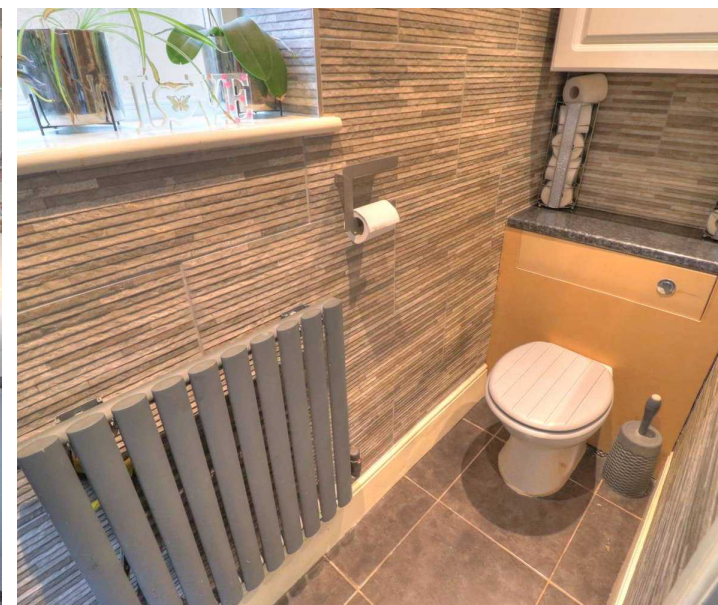
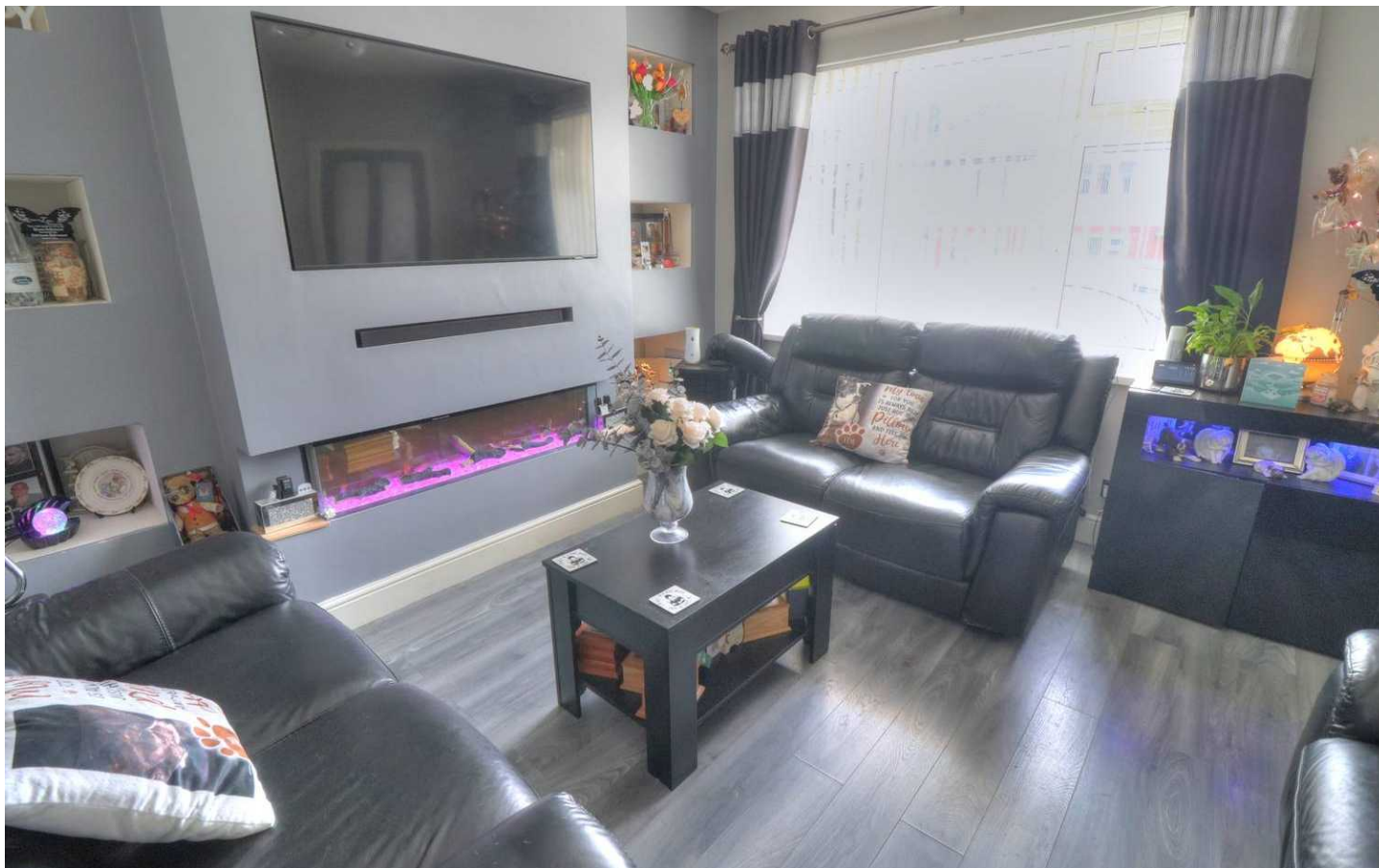
5' 9" x 6' 2" (1.75m x 1.88m)

A three piece bathroom suite with wash basin with vanity unit under, low level w.c, bathtub with spar jets, shower above, frosted upvc window, heated towel rail and fully tiled.

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

A large double room with upvc window to front, multiple power points, laminate flooring and warmed via single radiator.



Bedroom Two

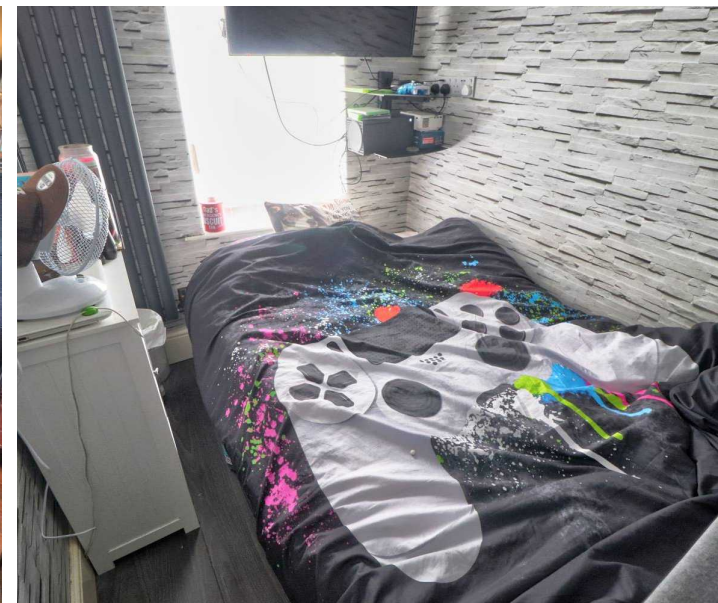
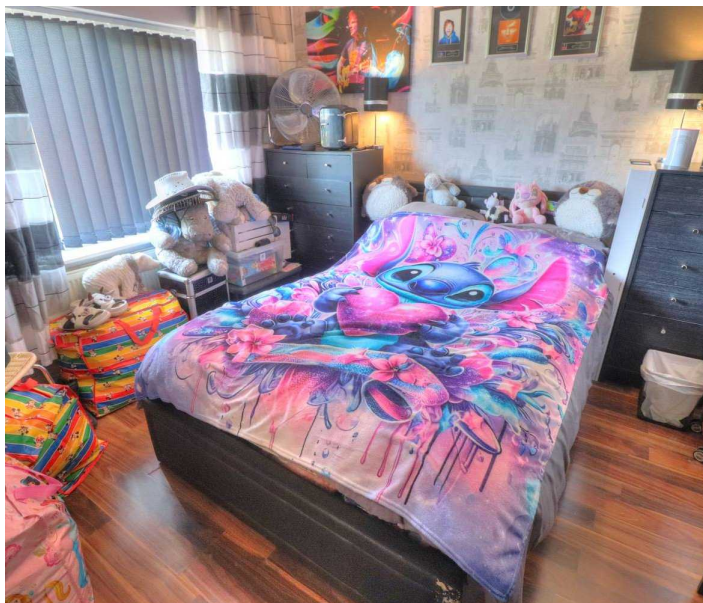
10' 5" x 11' 6" (3.18m x 3.51m)

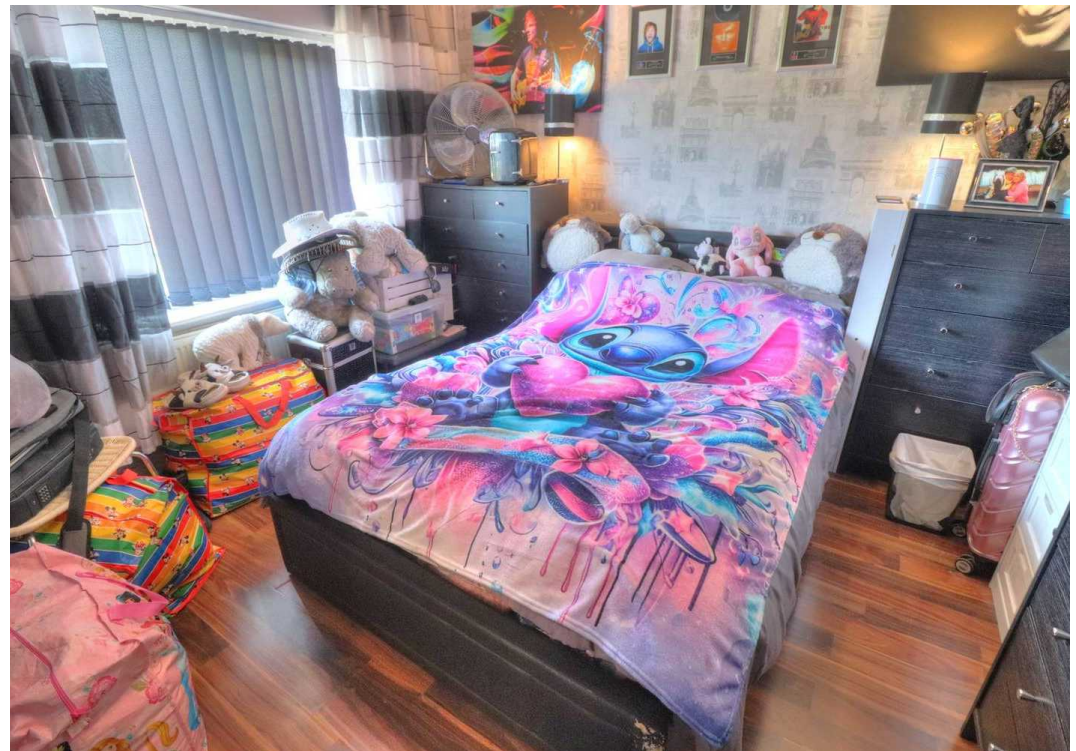
A spacious double room with upvc window to rear, multiple power points, laminate flooring and warmed via single radiator.

Bedroom Three

9' 3" x 6' 2" (2.82m x 1.88m)

A single room with built in storage over stairs, upvc window to front with vertical blinds, multiple power points and warmed via single radiator.





REAR GARDEN

A large private rear garden with flagged patio ideal for alfresco dining, wood fenced border, external power point and water faucet, metal storage shed and side gate access.

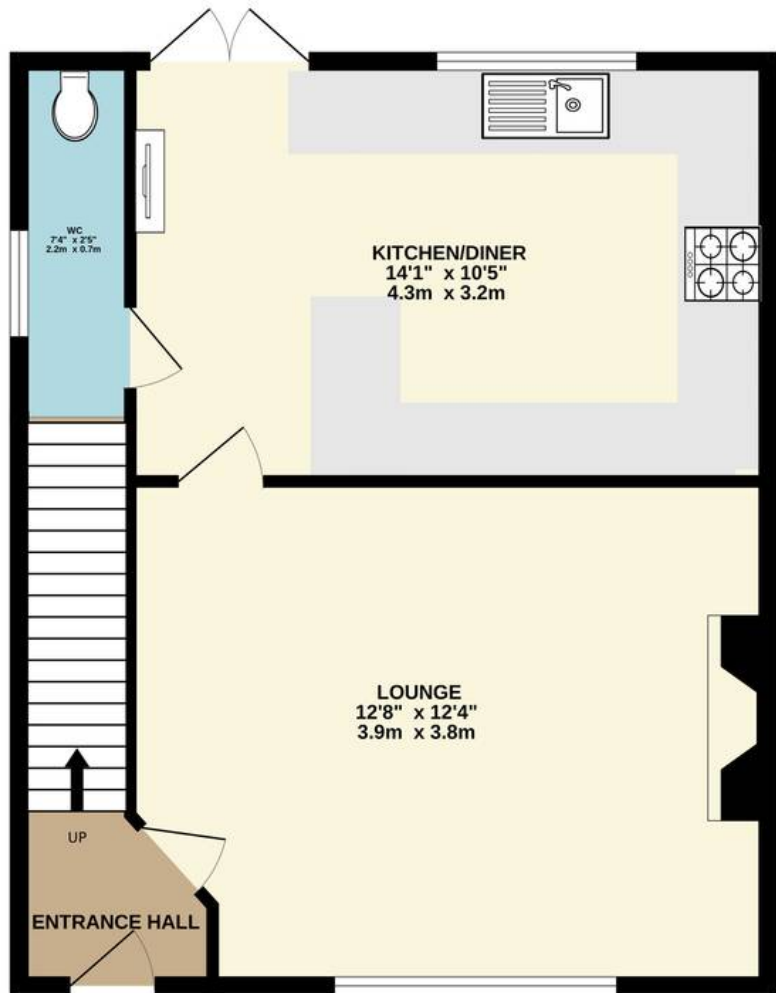
DRIVEWAY

2 Parking Spaces

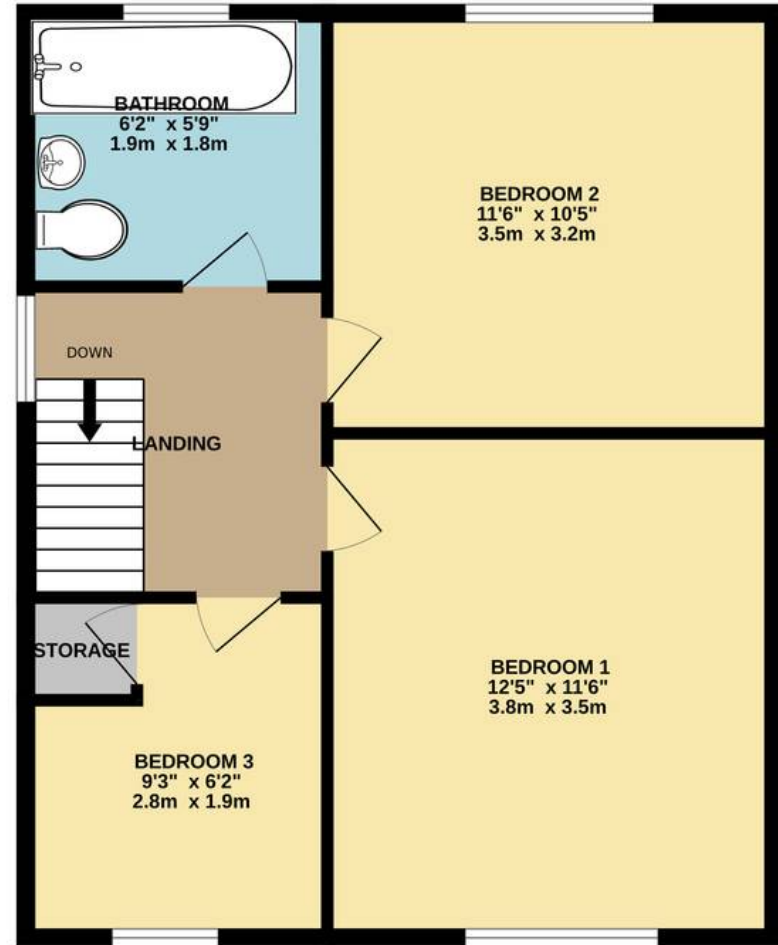
A large brick paved driveway to front providing parking for two cars.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Movuno

605 Chorley Old Road, Bolton - BL1 6BL

01204 654 525

bolton@movuno.com

www.movuno.com/