

# HUNTERS<sup>®</sup>

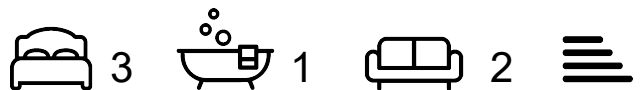
HERE TO GET *you* THERE



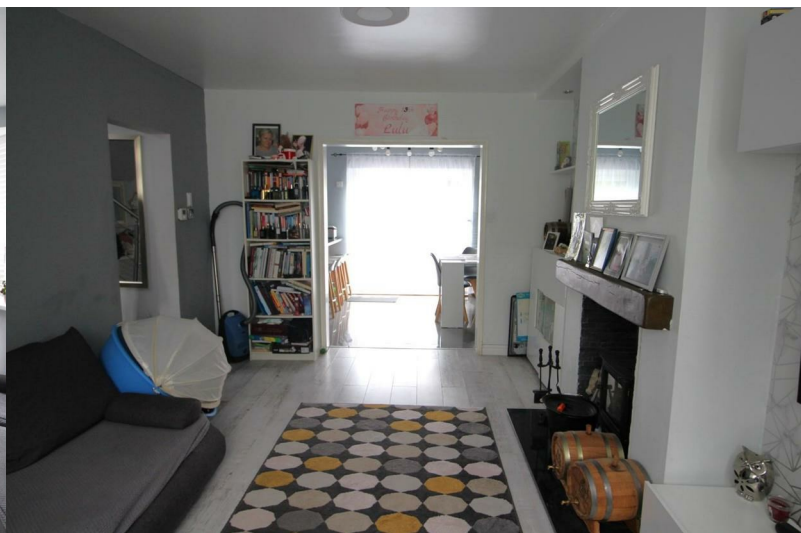
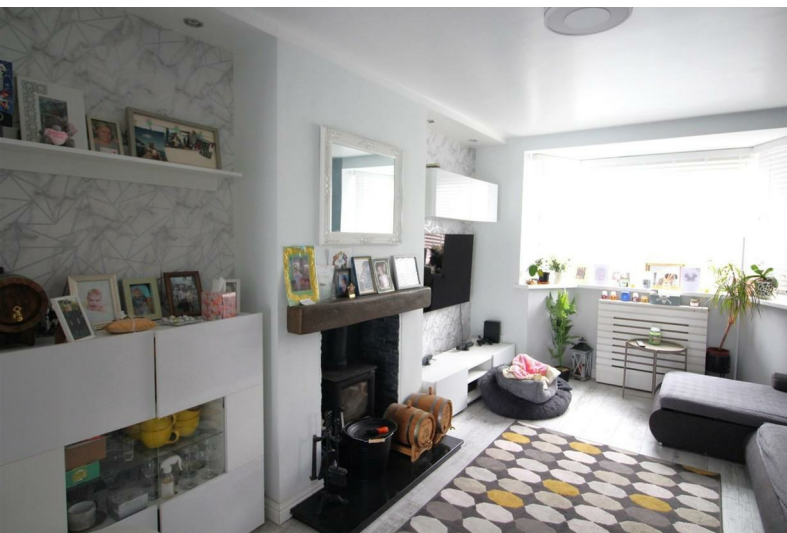
## Ashwell Road

Manchester, M23 1AL

Asking Price £365,000



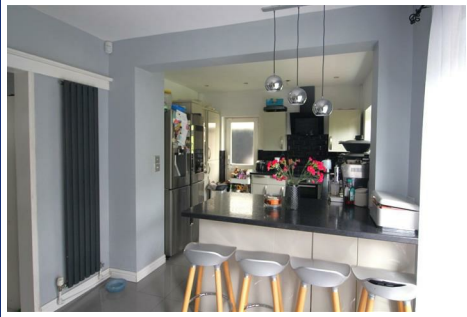
Council Tax: C



# 14 Ashwell Road

Manchester, M23 1AL

Asking Price £365,000



- FREEHOLD
- OFF ROAD PARKING FOR SUITABLE FOR SEVERAL CARS
- ROOF SOLAR PANELS
- GARDEN ROOM WITH ELECTRIC SUPPLY
- GARAGE & LARGE PLOT / GARDEN
- 1 MILE TO LOCAL LARGE SUPERMARKET
- CLOSE ACCESS TO M56/M60 MOTORWAY
- 1.4 MILES TO WYTHENSHAW HOSPITAL
- COUNCIL TAX BAND C
- EPC D

## HALL

A UPVC and glass porch area that leads into the entrance hall with a good size closet space, gas central heating and laminated flooring.

## LIVING ROOM

Lovely open plan living area with a open fireplace, with cast iron wood burning stove.

Laminated light grey wood flooring with a bay window over looking the front of the property.

The living room is a large open-plan space that leads in to the dining kitchen area.

## KITCHEN/ DINING AREA

Modern and stylish kitchen with incorporated breakfast bar. The kitchen consists of a induction hob and electric cooker and modern extractor fan.

Plenty of kitchen cupboard storage space. Light grey tiles through-out the kitchen and dining area. Sliding patio doors leading to the outside decking area and also access to the side of the property.

## MASTER BEDROOM

Master bedroom over looking the back garden with gas central heating and laminated flooring.

## SECOND BEDROOM

Double bedroom onlooking the front of the property with gas central heated radiator and laminated flooring.

## THIRD BEDROOM

Bedroom with double sided windows giving the room lots of light and a spacious feel.

Gas central heated radiators and laminated flooring.

## BATHROOM

Fresh and modern looking bathroom consisting of a bath, overhead shower, WC and wash basin.

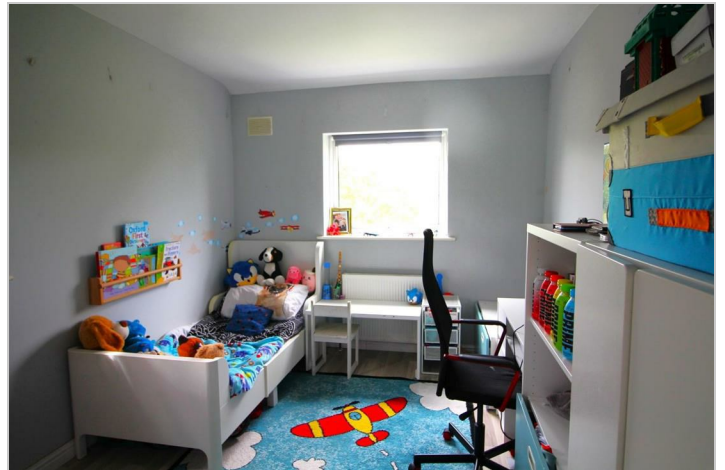
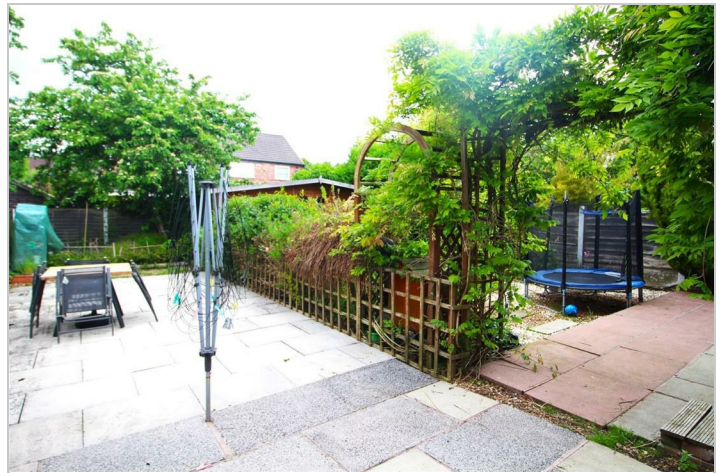
Floor to ceiling tiles and heated towel rail.

## GARDEN

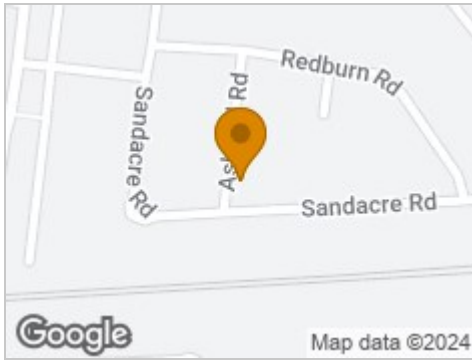
A nice sizeable garden with a concrete flagged patio that leads on to a lawned grass area.

The garden consists of a very good sized summer house that has a bar area/ gym. Perfect for entertaining.

There is also a garage to the side of the property that has plenty of storage space.



## Road Map



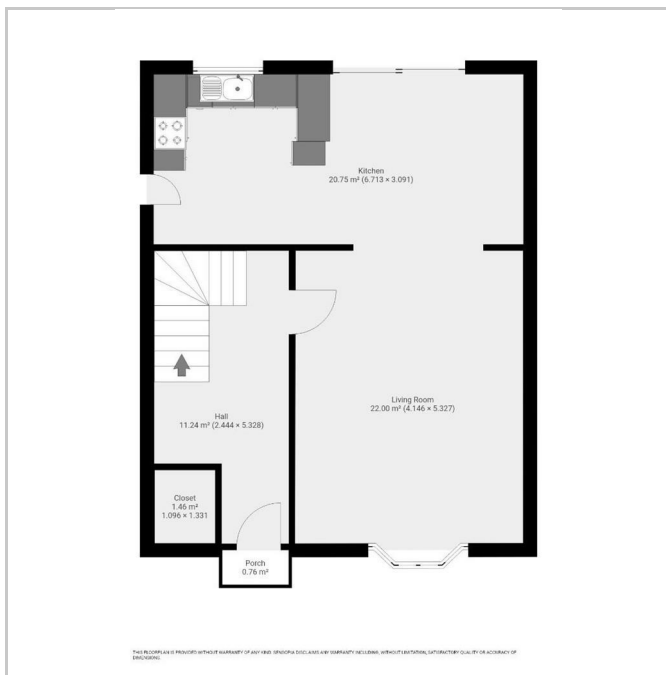
## Hybrid Map



## Terrain Map



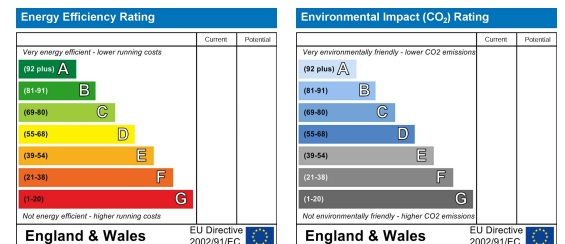
## Floor Plan



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.