

# jordan fishwick

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12 Ashwell Road, Baguley, M23 1AL

£350,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)









# *jordan fishwick*

- Three Double Bedrooms
- West Facing Rear Garden
- Potential To Extend (STPP)
- Council Tax Band - C
- Driveway Parking & Garage
- Spacious Living Accommodation Throughout
- Freehold
- EPC - C

Well presented throughout, three double bedroom semi-detached family home situated in a popular residential area within close proximity to transport links, Wythenshawe Park, popular schools, and local amenities.

The property comprises: entrance hall, bay fronted lounge with opening through to the dining room. Modern kitchen/breakfast room. The kitchen is fitted with a range of wall and base level units with contrasting worktops and tiled splash back. To complete the ground floor there is a garage/utility room with space/plumbing for washing machine and tumble dryer. Upstairs is three well proportioned double bedrooms, a shower room complete with shower cubicle, toilet, and wash basin. Additional separate WC.

There is a large hatch on the landing providing access to the loft which if fully boarded making great storage space and has potential to be converted subject to planning permission.

Externally, the property boasts well kept front and rear gardens. The rear garden is West facing making this a sun trap late into the day and a generous size which is mainly laid to lawn with a patio seating area and surrounded by timber fences. Gated side access. To the front a paved driveway provides ample off road car parking.





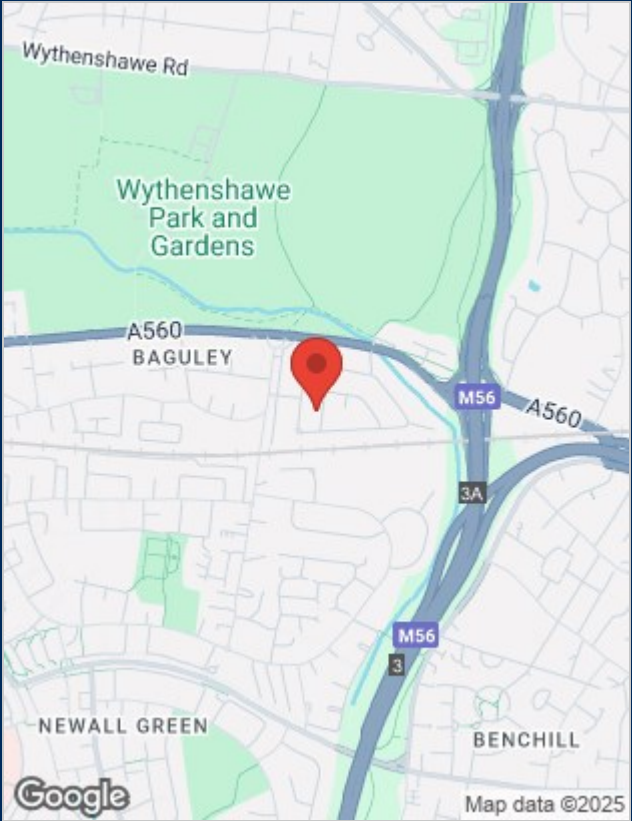




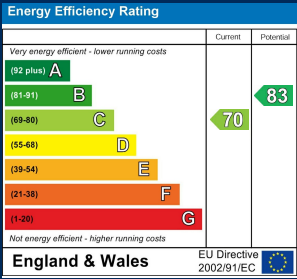
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.