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# Ascend

Built on higher standards



Chestnut Avenue, Worsley, Manchester

£240,000

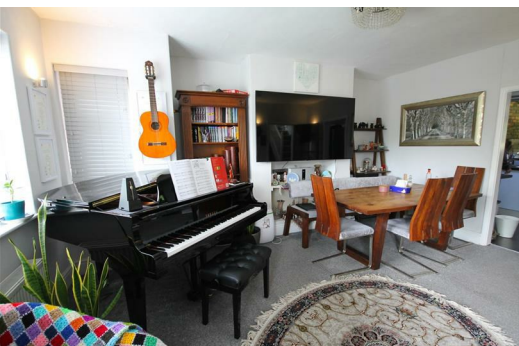
Potential is the word you're looking for with this fantastic three double-bedroom semi-detached property located in Walkden, just a 5 minute walk from the Train Station.

Spacious throughout, and with a sizeable rear garden, as well as off road parking to the front, this freehold home ticks a lot of boxes and just needs a few finishing touches added to make it your own.

Entering the property from the side of the house, you are greeted with a good size hallway, with enough room for storage options to have your coats, shoes and bags neatly tucked away. Continue through and you will find a spacious L-shaped living, dining room with multiple windows allowing an abundance of natural light to flood the space. To the rear of the property there is a long kitchen, almost spanning the width of the property, but has been thoughtfully divided into the main cooking space, a utility area, and a pantry for additional storage, along with access to the rear garden in between.

Step outside the back door and there is a large patio area, ideal for a nice seating area, barbecue, or even a hot tub if you fancied! Beyond the patio there is a large garden which is mainly laid to lawn with mature borders and ample opportunity to develop even further. Pending planning permission, this garden would provide an option to extend the home without losing much outside space.

Venture upstairs to the first floor, and with a large window on the landing, yet more light floods the space creating a beautifully bright and welcoming home. All three bedrooms are double in size and do not disappoint! The bathroom features a plain white suite comprising; bath with shower over and hand basin, with a separate WC just off the first smaller landing.



# 31 Chestnut Avenue, Worsley, Manchester, M28 7EE

Not only are the rooms great sizes throughout, and the potential is huge, the area is also spot on! Conveniently located a 5 minute walk from Walkden Train Station, and less than a 5 minute drive to the motorway network, you're well connected to reach surrounding areas. There are also a number of good schools locally, and plenty of amenities to access with Walkden Centre being home to a variety of shops, restaurants and more. If it's the outdoors you prefer, then you don't need to look too far from your doorstep for some nice green spaces to explore and a choice of playparks to keep the little ones entertained. What's more, is this superb family home comes complete with no onward chain!

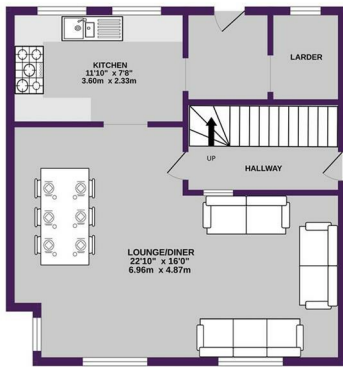
## ADDITIONAL INFORMATION

Tenure: Freehold  
 Length of Lease Remaining: N/A  
 Annual Ground Rent: N/A  
 Council Tax Band: A (Salford)  
 EPC Rating: D  
 Ownership Amount: 100%

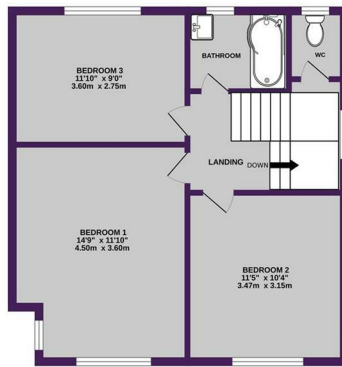
## IMPORTANT INFORMATION

These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property, including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

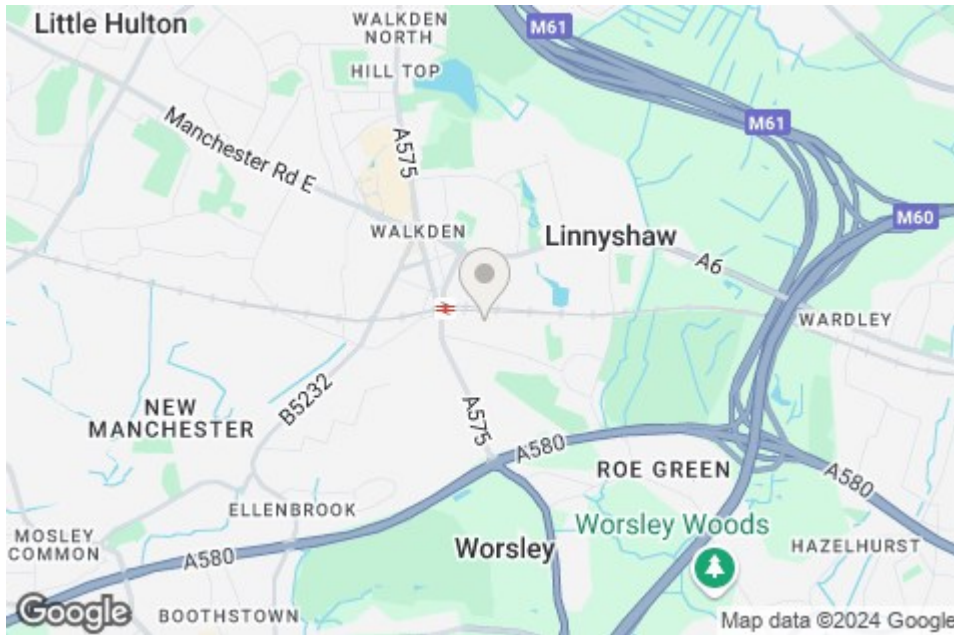


1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	77	77	77
75	75	75	75
73	73	73	73
71	71	71	71
69	69	69	69
67	67	67	67
65	65	65	65
63	63	63	63
61	61	61	61
59	59	59	59
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45	45	45	45
43	43	43	43
41	41	41	41
39	39	39	39
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33	33	33	33
31	31	31	31
29	29	29	29
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25	25	25	25
23	23	23	23
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13	13	13	13
11	11	11	11
9	9	9	9
7	7	7	7
5	5	5	5
3	3	3	3
1	1	1	1