

Offers Over £220,000

SALES AND LETTINGS

# 713 Ashton New Road, Clayton, Manchester, M11 4QJ









- Fully Renovated Throughout
- Open Plan Lounge / Dining Room & Kitchen
- Newly Fitted Kitchen
- Three Bedrooms (Two Doubles)
- Newly Fitted White Bathroom Suite

- New Carpets / Redecoration throughout
- Terrace Garden to the Garden
- Close to Manchester City Centre
- Gas Central Heating & Double Glazing
- Viewing Highly Recommended

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#### MAIN DESCRIPTION

Stepping Stones are pleased to offer for sale this Great Sized family home within close proximity to Manchester City Centre and excellent transport links.

The property comprises of entrance Hall way, Open Plan ground floor, Lounge which leads in to a second reception room and newly fitted Kitchen. To the first floor THREE Bedrooms, two double bedrooms and a large family Bathroom comprising of a newly fitted White bathroom Suite/Shower.

This house small courtyard garden to the rear, gas central heating and double glazing. Situated in a Central residential location with transport links to schools and shops all within very easy reach.













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#### **WAY**

New decoration and laminate flooring

#### **OPEN PLAN LOUNGE**

12' 01" x 12' 41" (3.68m x 4.7m) uPVC double glazed window to front elevation, open plan living, ceiling light point, laminate flooring, wall mounted radiators and TV aerial point.

### KITCHEN/DINER AREA

21' 96" x 16' 11" (8.84m x 5.16m) OPEN PLAN

### STAIRS / LANDING

New fitted carpet and decorated.

#### **MAIN BEDROOM**

12' 47" x 10' 74" (4.85m x 4.93m) uPVC double glazed window to the front elevation, new carpet & decorating and radiator.

#### **SECOND BEDROOM**

12' 85" x 10' 47" (5.82m x 4.24m) uPVC double glazed window to the rear elevation, new carpets and décor and radiator.

#### THIRD BEDROOM

8' 65" x 10' 01" (4.09m x 3.07m) uPVC double glazed window to the front elevation, new carpet and décor and radiator.

#### **BATHROOM**

8' 49" x 4' 91" (3.68m x 3.53m) Three piece white bathroom suite comprising of bath with mixer shower over bath, Glass shower screen, WC, pedestal hand basin, fully tiled walls, tiled floor, extractor fan, vanity unit to wall.

### **EXTERNAL**

Private rear yard

#### **DISCLAIMER**

Tenure - Freehold Council Tax Band - A EPC Rate - D

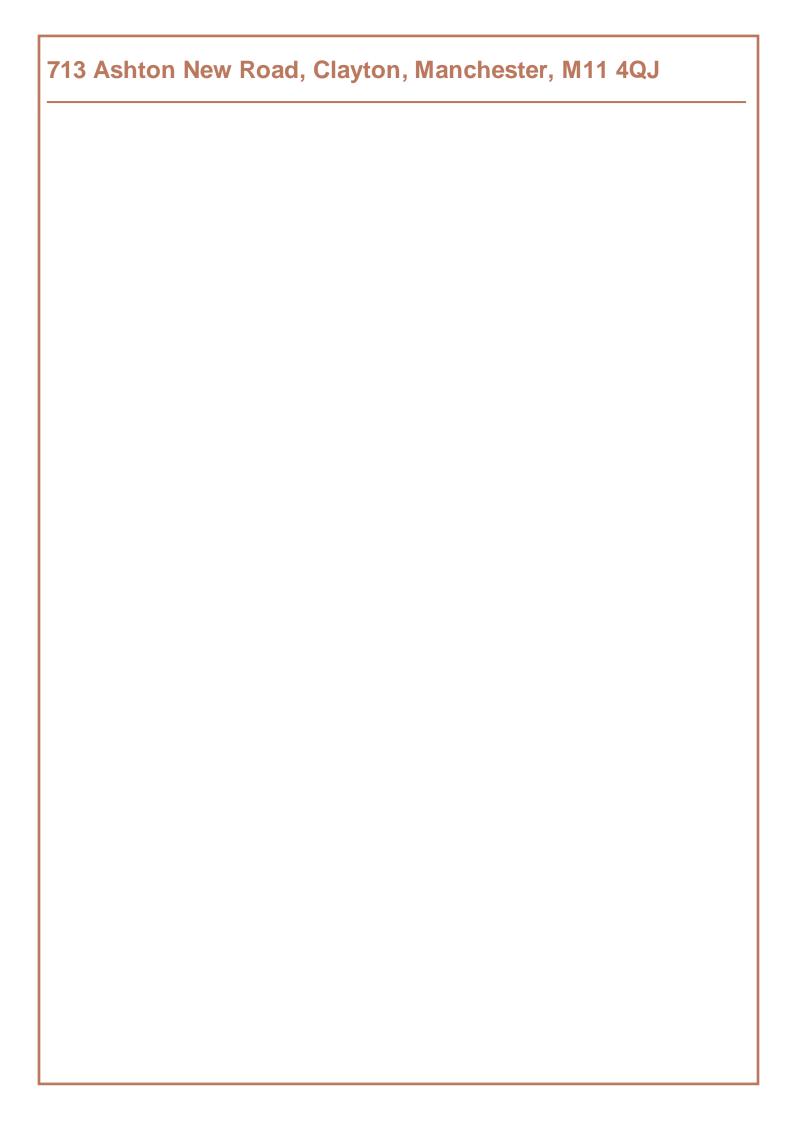


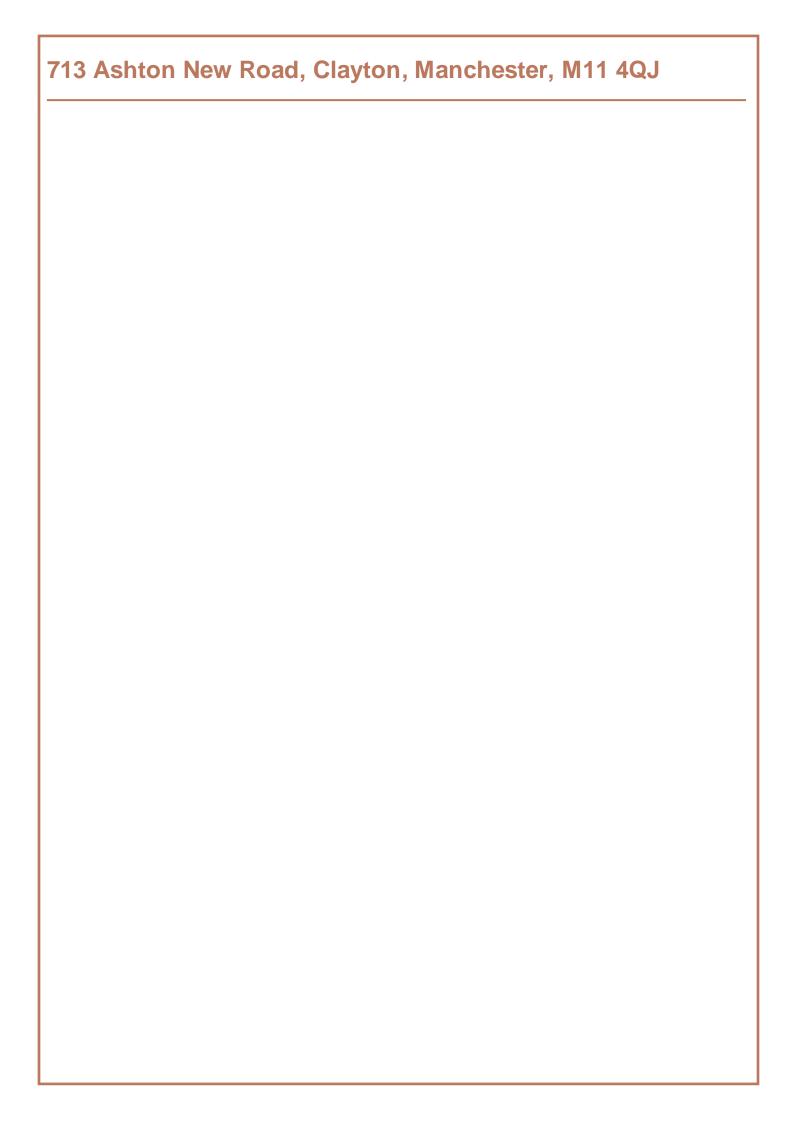






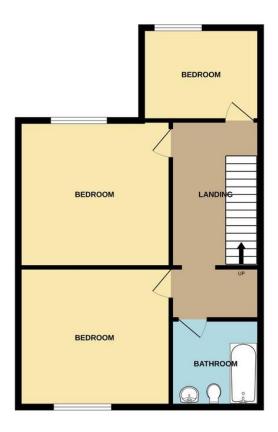






GROUND FLOOR 1ST FLOOR





Whits 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 enror, 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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Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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