

**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

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GROUND FLOOR



1ST FLOOR



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#### 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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