



ASHWORTH HOLME
Sales · Lettings · Property Management



34 ASHFORD, M33 5RE
£450,000



DESCRIPTION

AN EXTENDED AND INCREDIBLY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED WHICH OCCUPIES A LARGE PLOT AND ENJOYS THE RARE BENEFIT OF AN OPEN ASPECT OVERLOOKING LOCAL PLAYING FIELDS.

Viewings are highly recommend in order to appreciate everything this fantastic family home has to offer from the size of the plot which includes space to park 4 vehicles off road to the incredible standards of presentation.

Benefits include a ground floor extension which is open to the kitchen creating a modern, L shaped and open plan living/dining kitchen area with garden access. Further benefits include a contemporary family shower room, integral garage and a downstairs WC.

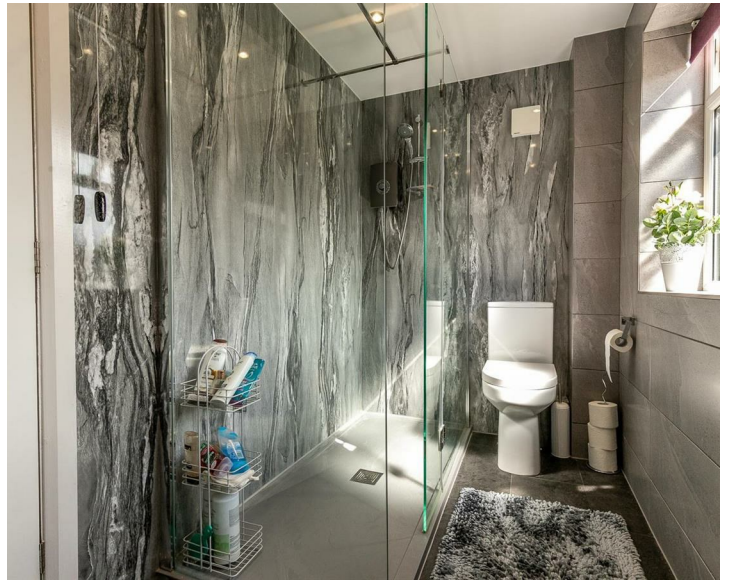
The property forms part of a sought after and quiet location with a moments drive of the 'Carrington Spur' which provides access to the M60 motorway network and beyond. Sale Town Centre and the excellent schools Trafford is renowned for are also nearby.

In brief the accommodation comprises: Entrance Hallway, downstairs WC/Cloakroom, large Living Room with Garden access, Kitchen which is open plan to a Lounge/Dining room and an integral single Garage completes the ground floor. To the first floor there are three double bedrooms and a modern shower room. Externally to the rear there is a private garden which is mainly laid to lawn with an initial patio area. Playing fields to the rear. To the front there is a driveway and further gardens which extend to the adjacent fence providing ample off road parking.

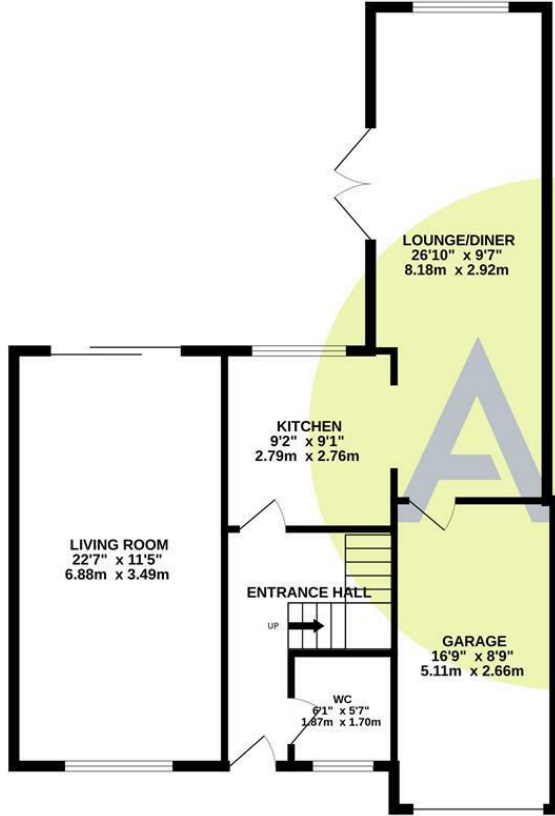
KEY FEATURES

- Three double bedroom detached
- Extended to the ground floor
- Open rear aspect
- Single integral garage
- Leasehold
- Presented to an exceptional standard
- Substantial garden plot
- Downstairs WC
- Off road parking for mutiple vehicles

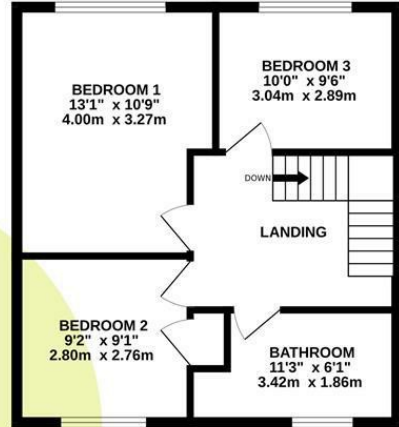




GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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.
Made with Metropix ©2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

