



ASHWORTH HOLME
Sales · Lettings · Property Management



9 MONMOUTH AVENUE, M33 5QL
£485,000



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DESCRIPTION

FORMING PART OF A SUPERB LOCATION ASHWORTH HOLME ARE PLEASED TO PRESENT THIS SERIOUSLY IMPRESSIVE AND CONSIDERABLY LARGER THAN AVERAGE THREE BEDROOM SEMI-DETACHED WHICH HAS BEEN EXTENDED TO CREATE A STUNNING OPEN PLAN LIVING/DINING KITCHEN WITH BI-FOLDING DOORS TO THE REAR.

This fantastic family home must be viewed in order to be fully appreciated and in addition to the open plan kitchen benefits include ample off road parking, secure landscaped gardens to the rear, separate shower room and beautiful family bathroom complete with freestanding bath.

Forming part of a highly sought after Cul-De-Sac location just a moments walk from Ashton-on-Mersey Village and it's many amenities including many independent shops and restaurants.

Warmed by gas central heating and double glazing

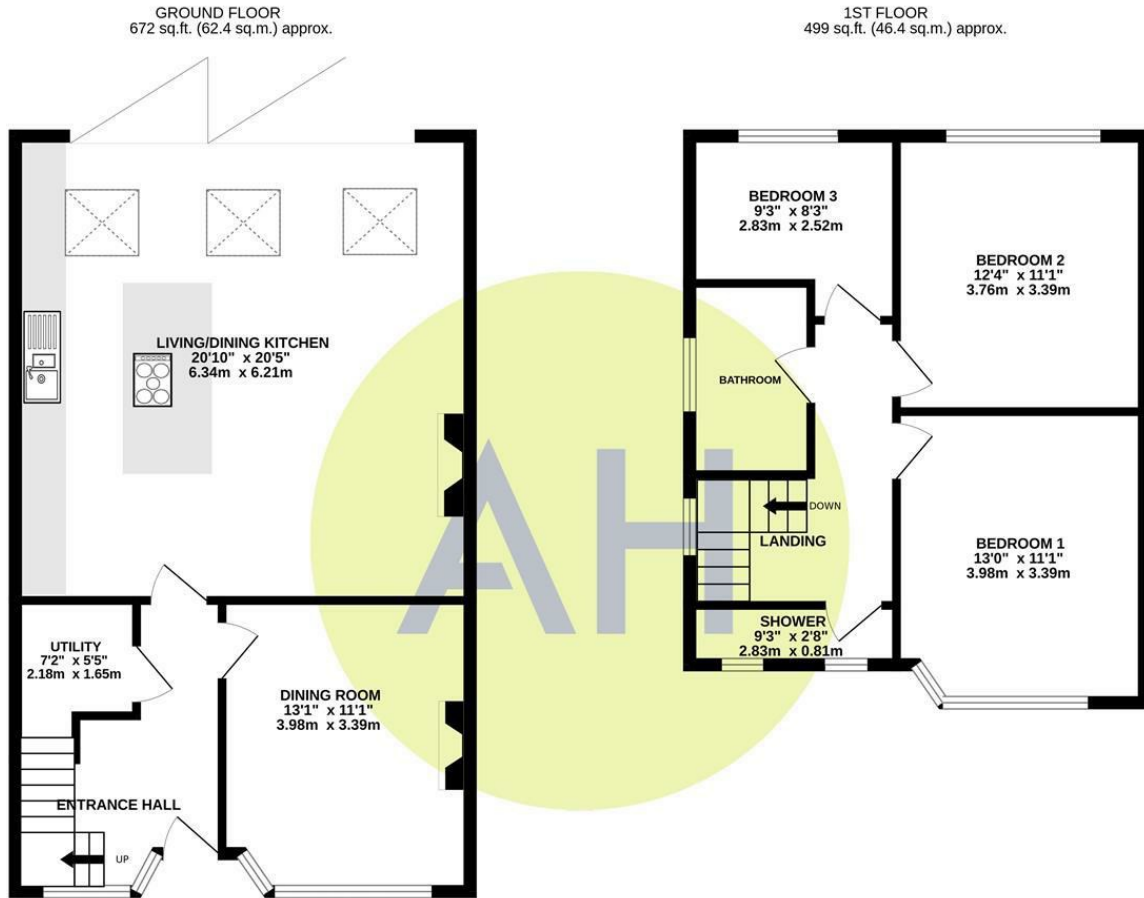
In brief the accommodation comprises: Entrance hallway, dining room with bay window, utility cupboard and a large open plan living/dining kitchen with bi-folding doors to the rear. To the first floor there are three bedrooms, a separate shower room and a family bathroom. Externally to the rear there is a secure landscaped garden with an artificial lawn and an initial patio area. To the front there is a large driveway providing off road parking for at least three vehicles. NO ONWARD CHAIN.

KEY FEATURES

- Extended three bedroom semi-detached
- Landscaped rear gardens with patio area
- Highly sought after Cul-de-Sac location
- Practical utility cupboard
- Large open plan living/dining kitchen
- Stunning family bathroom
- Close to Ashton-on-Mersey Village
- No onward chain







TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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		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		



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