



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**2 CEDAR ROAD, M33 5NW**  
**£515,000**



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## DESCRIPTION

A SIMPLY OUTSTANDING 1500-SQFT FOUR BEDROOM SEMI-DETACHED WHICH HAS BEEN EXTENDED AND REFURBISHED TO THE VERY HIGHEST OF STANDARDS THROUGHOUT.

This superb family home is perfect for those who are looking for a property that can be immediately enjoyed for years to come without the hassle and expense of refurbishment works!

The property has been finished to an exceptionally high standard and is presented in as new condition. Benefits include a ground floor extension which has made way for an impressive open plan living/dining kitchen with central island, bi-folding doors to the rear and skylight windows flooding the space with natural light. The roof space has been fully converted into an additional double bedroom with separate walk-in wardrobe and contemporary en-suite shower room. Further benefits include a useful downstairs WC, detached SINGLE GARAGE, driveway and landscaped garden to the front, rear and side.

Forming part of a superb location within easy reach of Ashton-on-Mersey Village and close to Carrington Spur giving access to the M60 and beyond. The excellent schools the Trafford area is renowned for are also nearby within the property falling within the catchment for Firs Road Primary and All Saints Catholic Primary.

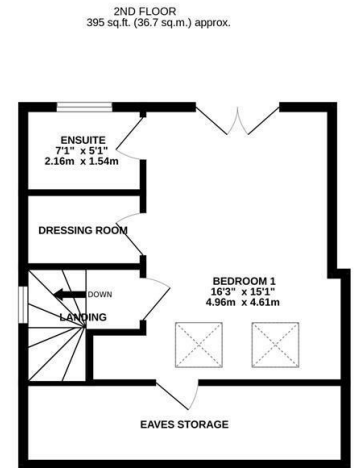
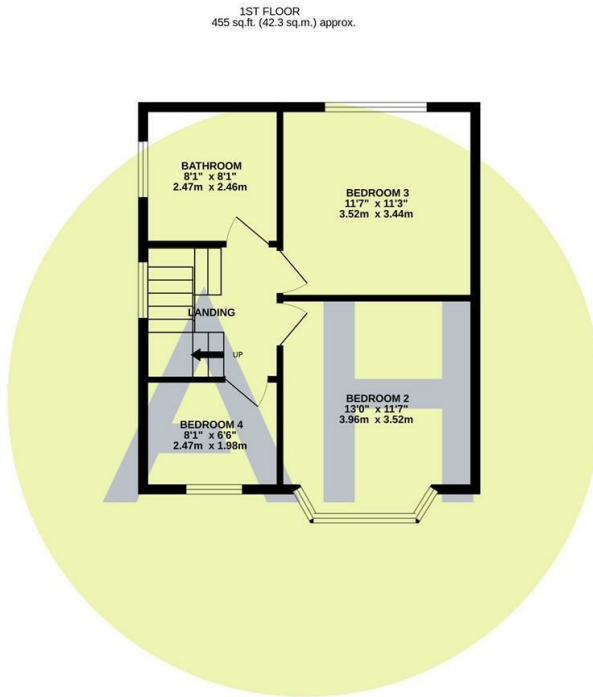
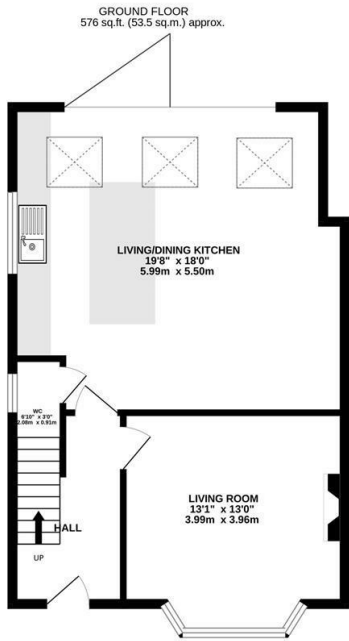
NO ONWARD CHAIN. Freehold.

## KEY FEATURES

- Fully refurbished and extended
- Master bedroom with en-suite
- Downstairs WC
- No onward chain
- Stunning living/dining kitchen
- Single detached garage
- Exceptional fit and finish throughout
- Freehold







**TOTAL FLOOR AREA : 1489sq.ft. (138.3 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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## ASHWORTH HOLME

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

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

