



**41 HEATHERWAY, M33 5JZ**  
**£289,950**



## DESCRIPTION

AN EXTENDED, REMODELLED AND BEAUTIFULLY PRESENTED TWO/THREE BEDROOM END TERRACE WHICH FORMS PART OF A POPULAR AND SOUGHT AFTER LOCATION CLOSE TO TRANSPORT LINKS.

The property benefits from a MASTER BEDROOM WITH ENSUITE in addition to a ground floor extension which has made way for a stunning open plan living/dining kitchen area with velux windows filling the space with natural light and French doors providing direct access to the rear garden.

Further benefits include a part converted loft with WC which would lend itself to a variety of uses including a home office or occasional guest bedroom.

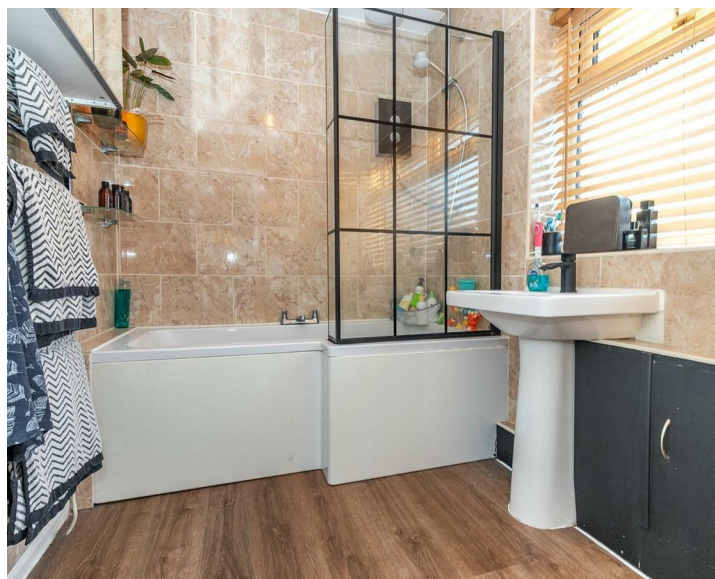
Please note the recent improvement works include all new windows and doors, hot and cold outside taps, outside power points and a new combination boiler making this property perfect for those who are looking for a home that is ready to be enjoyed!

In brief the accommodation comprises: entrance hallway, modern fitted kitchen which is open plan to a spacious dining and living area. To the first floor there is a family bathroom and two bedrooms the master incorporating a contemporary ensuite shower room. To the second floor there is a part converted loft room with velux windows and a separate WC. Externally to the rear there is a sizeable rear garden which is mainly laid to lawn with a patio area. To the front there is a driveway providing off road parking for two vehicles. Please note there is also size access.

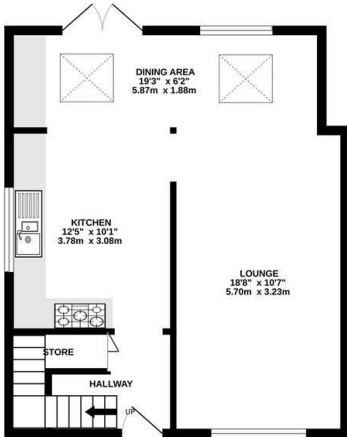
## KEY FEATURES

- Two/three bedroom end terrace
- Stunning open plan living/dining kitchen
- Presented to an excellent standard
- New windows & doors throughout
- Extended to the ground floor
- Useful loft room with separate WC
- Master bedroom with ensuite
- Freehold

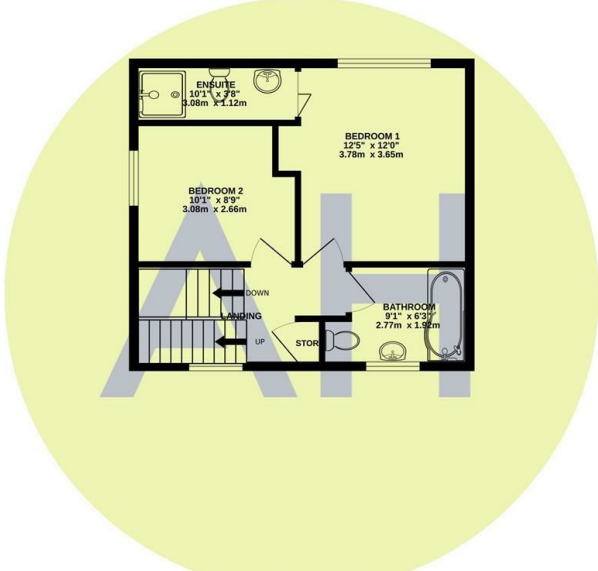




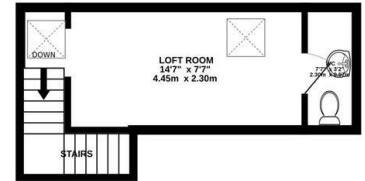
GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR  
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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.  
Made with Metropix ©2024

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	64	85

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

