



ASHWORTH HOLME
Sales · Lettings · Property Management



12 POLLEN CLOSE, M33 3LS
£525,000



DESCRIPTION

A SIMPLY OUTSTANDING AND INCREDIBLY WELL PRESENTED FAMILY HOME THAT HAS BEEN TRANSFORMED BY A GROUND FLOOR EXTENSION WHICH HAS MADE WAY FOR A BREATHTAKING OPEN PLAN LIVING/DINING KITCHEN AREA COMPLETE WITH SEPARATE UTILITY ROOM.

This superb property benefits from a substantial SOUTH FACING rear garden, brick built garden office/summer house with large sliding doors, bar and storage room, internally there is a contemporary open plan kitchen with central island, velux window and bi-folding leading onto a large patio area perfect for dining and entertaining during the summer months.

Further benefits include a downstairs WC, a modern 'Worcester' combination boiler, new radiators throughout, external power points, off road parking for three cars and a recently installed shower room. Viewings are highly recommend in order to appreciate all this property has to offer.

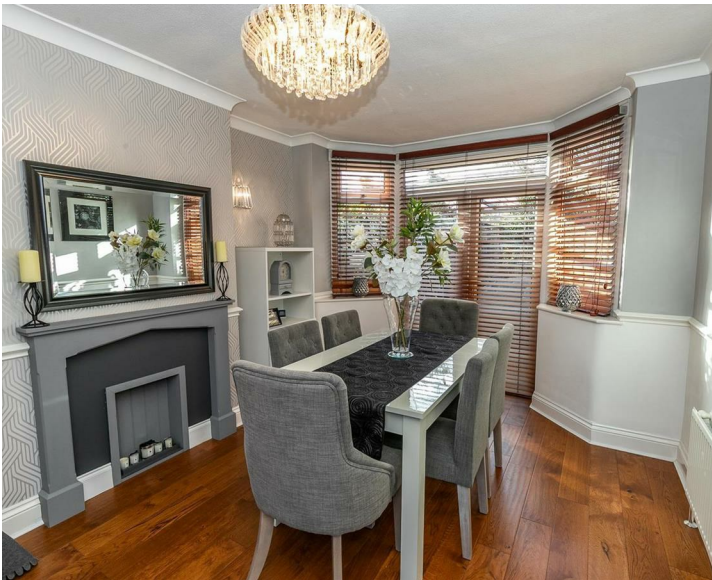
Forming part of a sought after and quiet Cul-De-Sac location that puts the property within the catchment area for the outstanding local schools Sale is renowned for including Brooklands Primary School.

Leasehold 912 years remaining. Trafford Council Tax Band = E.

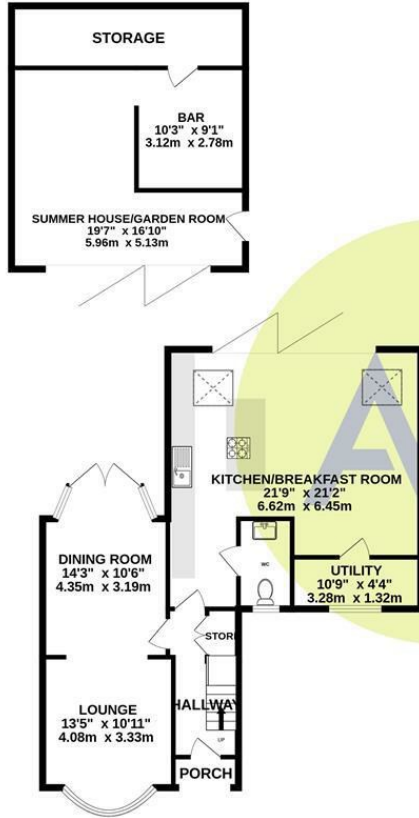
KEY FEATURES

- Beautifully presented family home
- Stunning open plan living/dining kitchen
- Quiet Cul-De-Sac location
- Garden office/summer house
- Large ground floor extension
- Large SOUTH FACING rear garden
- Separate utility room and downstairs WC
- Off road parking for three cars

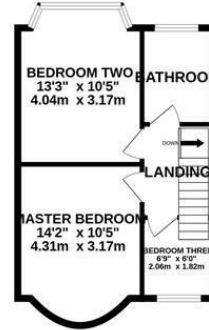




GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.5 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 v2024.

| 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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.