



ASHWORTH HOLME
Sales · Lettings · Property Management



93 CHESTNUT DRIVE, M33 4HS
£429,950



DESCRIPTION

A BEAUTIFULLY PROPORTIONED TRADITIONAL BAY FRONTED SEMI-DETACHED THAT OCCUPIES A LARGE CORNER GARDEN PLOT WITHIN A HIGHLY SOUGHT AFTER LOCATION.

This superb family home boasts huge development potential due to the large corner plot which would easily allow for an extension (STPP) without compromising outside space.

Benefits include high standards of presentation throughout, two separate reception rooms, two driveways, a detached single garage and a modern shower room. Warmed by gas central heating and double glazing throughout.

The property forms part of a highly sought after location popular with families and within close proximity to the fantastic local schools Trafford is renowned for.

In brief the accommodation comprises: entrance porch, entrance hallway, dining room with bay window, lounge with patio doors and a kitchen completes the ground floor. To the first floor there are three bedrooms and a modern shower room. Externally to the rear and side there are well maintained gardens which are mainly laid to lawn. There is also a second driveway block paved driveway which gives access to the detached single garage. To the front there is a further driveway.

Viewings highly recommended to appreciate the potential on offer!

KEY FEATURES

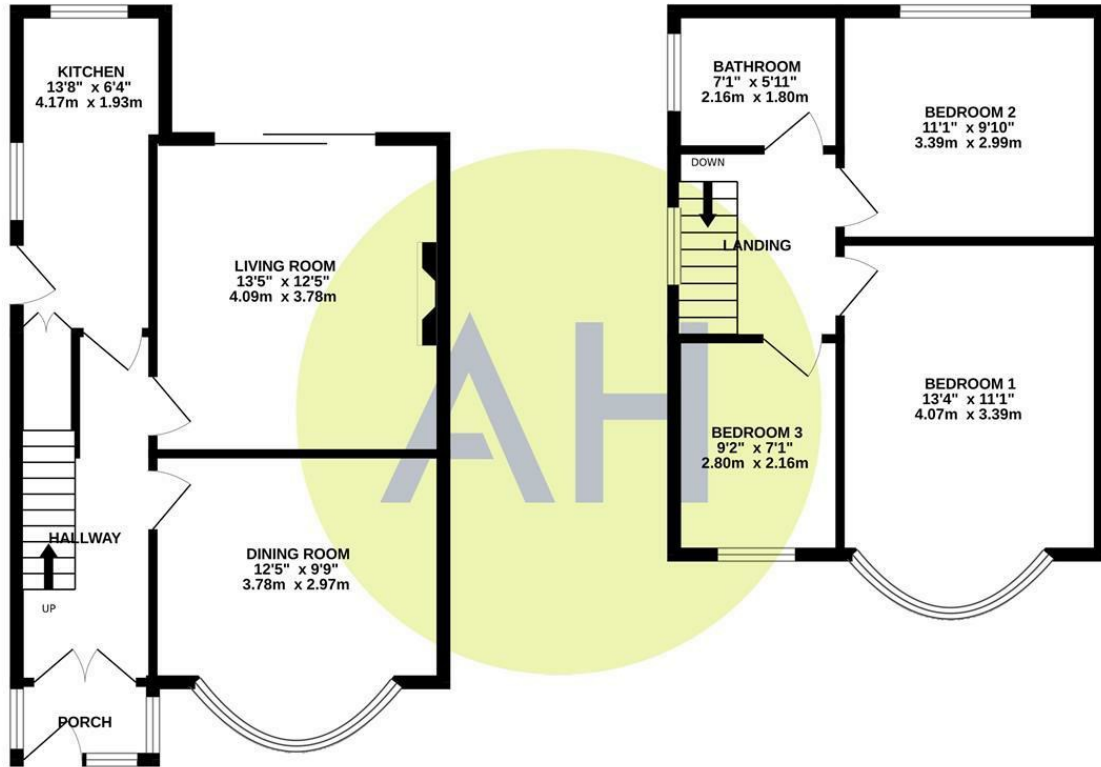
- Traditional three bedroom semi-detached
- Large corner garden plot
- Detached single garage
- Well proportioned rooms throughout
- Fantastic development potential
- Two separate driveways
- Highly sought after & popular location
- Gas central heating & double glazing





GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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