



24 FIELD ROAD, M33 5PQ
£295,000



DESCRIPTION

AN UNMISSABLE OPPORTUNITY TO PURCHASE THIS HIGHLY ATTRACTIVE AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MID-TERRACE SITUATED IN THE HEART OF ASHTON-ON-MERSEY VILLAGE.

This charming property benefits from period features throughout including attractive ceiling coving in the living room and period style radiators. Presented to an excellent standard the property features a mature and private rear garden, modern dining kitchen and a part converted loft accessed via a pull down ladder providing ample storage.

Further benefits include a stunning downstairs shower room which has been fitted with a white period style suite.

Situated in a privileged location just steps away from all the amenities of Ashton-on-Mersey Village which includes many independent shops and restaurants in addition to the larger chains such as the Co-Op and Tesco. Please note there is a permit parking scheme in place on Field Road to ensure ample parking is available for residents.

In brief the accommodation comprises: lounge, dining kitchen and a shower room to the ground floor. To the first floor there are two double bedrooms. Externally to the rear there is a private and mature garden with a panelled fencing enclosure.

KEY FEATURES

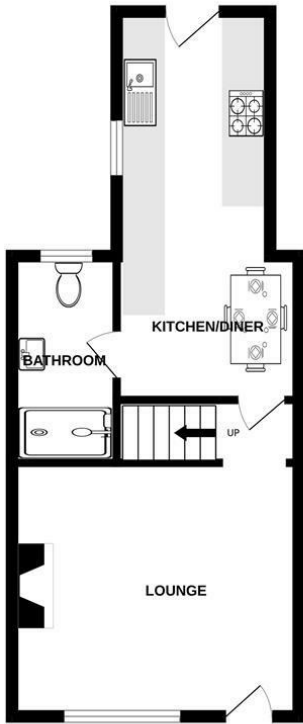
- Two double bedroom Victorian terrace
- Presented to an excellent standard
- Part converted loft accessed via ladder
- Mature and private rear garden
- Attractive period features
- Situated in the heart of Ashton-on-Mersey
- Modern dining kitchen
- Freehold



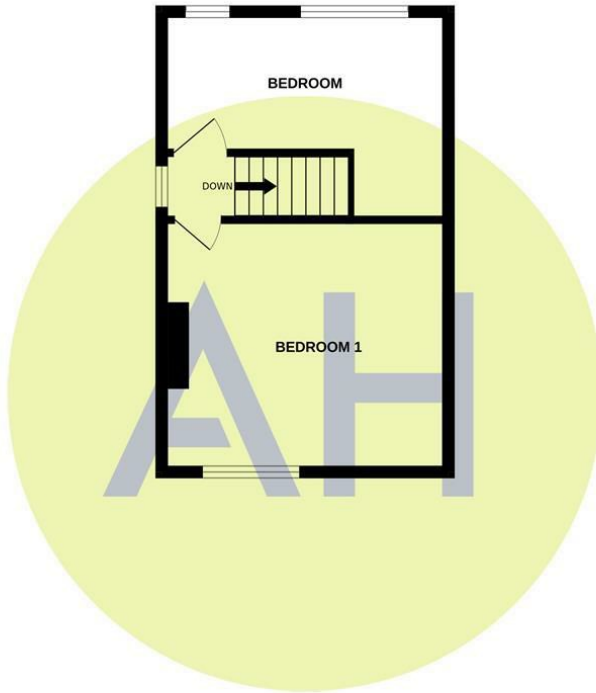




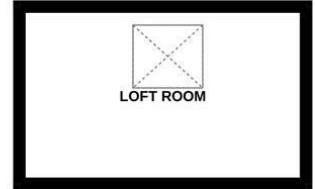
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR
112 sq.ft. (10.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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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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