



ASHWORTH HOLME
Sales · Lettings · Property Management



15 POLLEN CLOSE, M33 3LS
£475,000



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DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED FORMING PART OF A QUIET CUL-DE-SAC WITHIN THE BROOKLANDS PRIMARY CATCHMENT AREA THAT BENEFITS FROM A STUNNING OPEN PLAN LIVING/DINING KITCHEN, A SIZEABLE REAR GARDEN AND CIRCA 1000-SQFT OF ACCOMMODATION!

This ideal family home is perfect for those who are looking for a property that can be enjoyed for years to come without with significant cost and hassle associated with renovation or building works. The property benefits from a stunning open plan kitchen area which comes complete with a wood burning stove and sliding doors leading onto a lovely decked seating area perfect for dining and entertaining during the summer months.

Forming part of Pollen Close a quiet and sought after Cul-De-Sac location that puts the property within the catchment area for Brooklands Primary and within easy reach major amenities such as Sale Town Centre and the Metrolink network.

In brief the accommodation comprises: entrance porch, entrance hallway, dining room with bay window and an open plan living/dining kitchen giving access to the rear garden. To the first floor there are three bedrooms and a impressive family bathroom. Externally to the rear there is a large garden which is mainly laid to lawn with a raised decked seating area, panelled fencing enclosure and timber storage shed. To the front there are further gardens and a driveway providing off road parking.

KEY FEATURES

- Extended three bedroom semi-detached
- Nearly 1000-SqFt of living space
- Stunning open plain living/dining kitchen
- Modern family bathroom
- Presented to an exceptional standard
- Large rear garden with decked seating area
- Attractive wood burning stove installed
- Off road parking

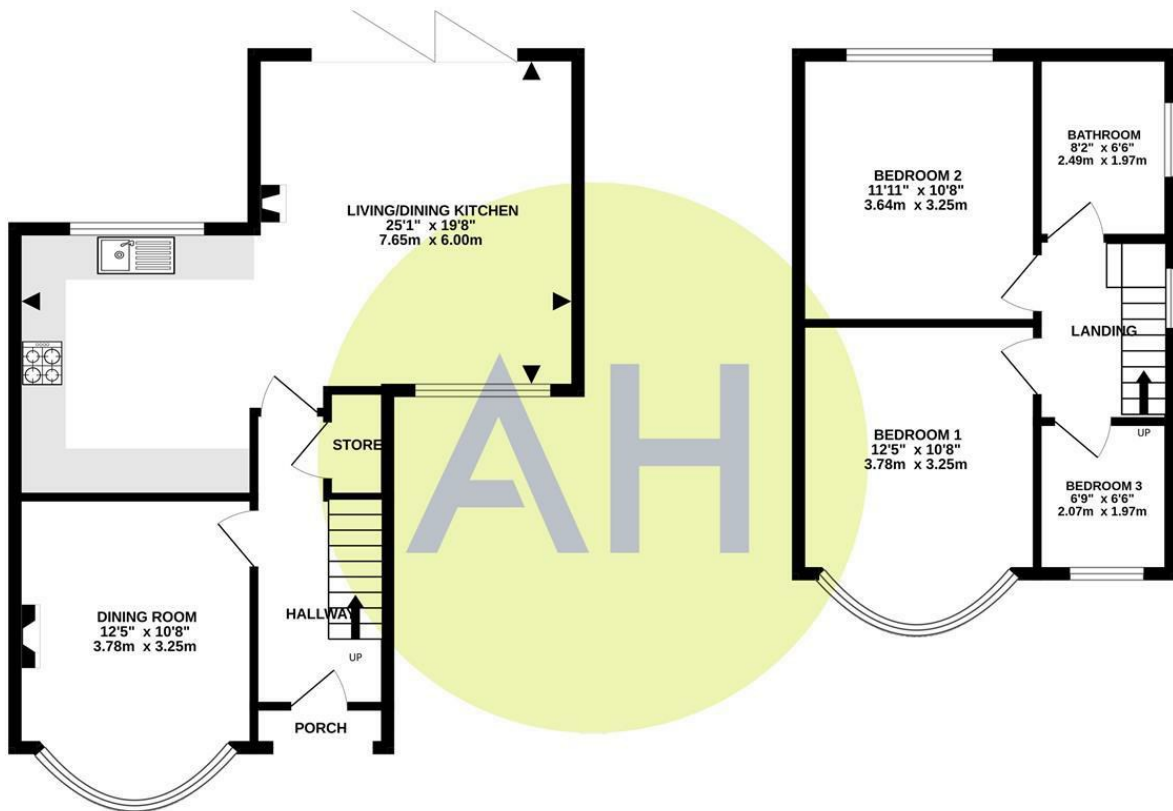






GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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		78

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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