



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**2 ASPEN CLOSE, WA15 7YF**  
**£650,000**

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## DESCRIPTION

AN INCREDIBLY WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME, LOCATED ON A POPULAR DEVELOPMENT CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS OFFERING CIRCA 1861-SqFt OF LIVING SPACE ARRANGED OVER TWO FLOORS.

A superbly proportioned and stylishly appointed, extended and improved Detached Family Home with accommodation extending 1900 square feet and well located on this popular development within walking distance of the local primary school.

The property enjoys high specification Kitchen and Bathroom fittings, natural wood flooring to the majority of the Ground Floor and extensive use of LED lighting

The accommodation provides perfectly balanced family living space with Three Reception Rooms to the Ground Floor in addition to a stunning 300 square foot Breakfast kitchen with Utility Room and Ground Floor WC off. In addition there is a useful Home Study.

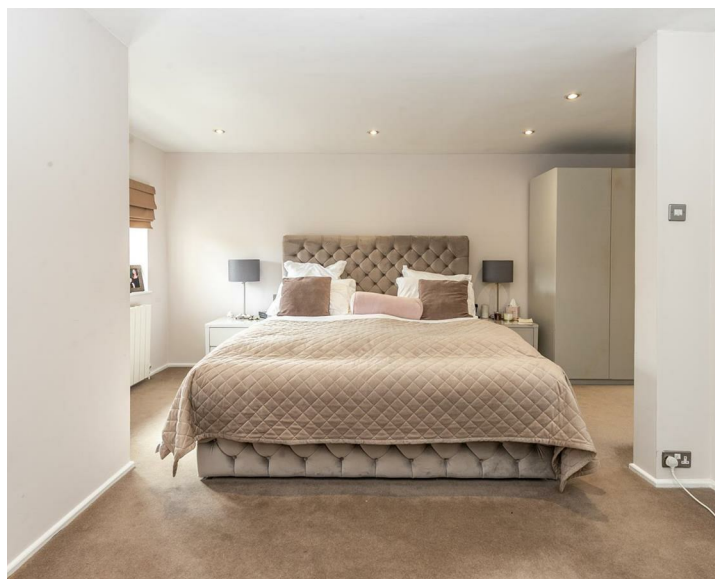
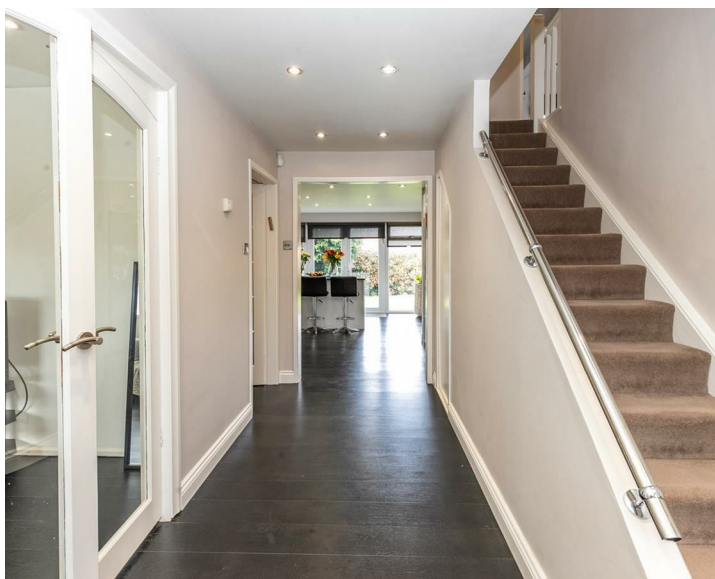
The Breakfast Kitchen features French doors and windows giving access to and enjoying an aspect of the Gardens and is fitted with a extensive range of high gloss finish laminate fronted units with integrated stainless steel oven, hob, extractor fan, built in microwave and dishwasher. To the First Floor are Five Bedrooms served by Two Bath/Shower Rooms with a particularly generous Principal Bedroom with a Dressing Area an En Suite Bathroom. Externally the property has a Driveway providing Off Street Parking to the front and the corner plot provides goo Garden areas returning down the side and to the rear.

## KEY FEATURES

- Five bedroom detached family home
- Presented to an excellent standard throughout
- Stunning breakfast kitchen
- Close to excellent local schools
- Extended to the ground and first floor
- Corner garden plot
- Master bedroom with ensuite bathroom
- Ample off road parking

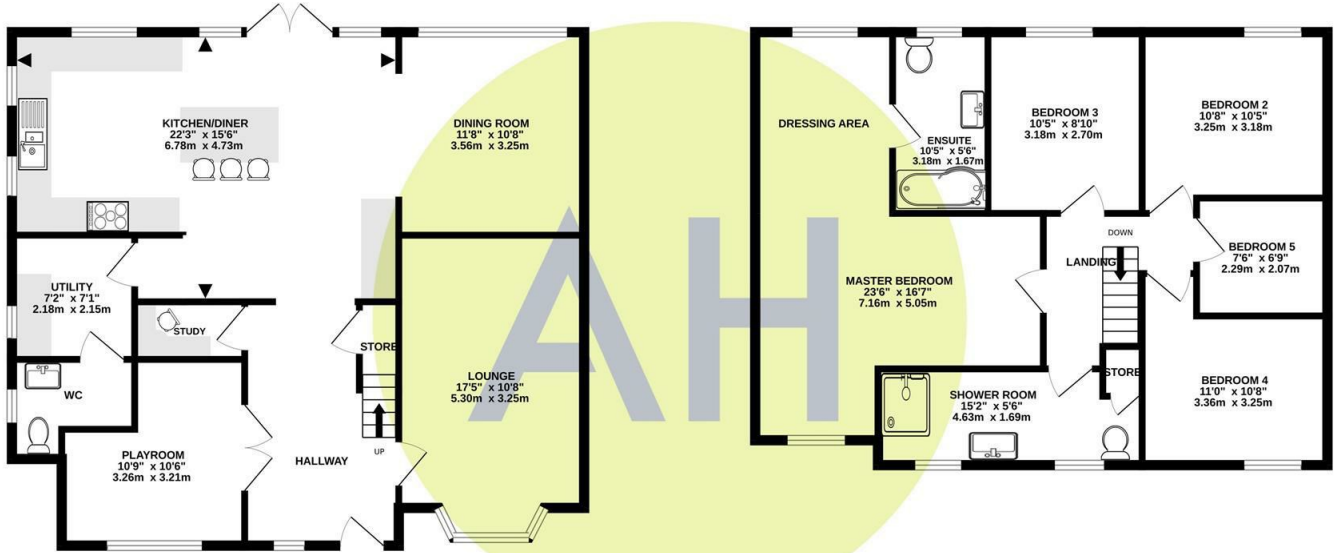






**GROUND FLOOR**  
943 sq.ft. (87.6 sq.m.) approx.

**1ST FLOOR**  
809 sq.ft. (75.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1861sq.ft. (172.9 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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## ASHWORTH HOLME

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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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

