



9 STUBBINS CLOSE, M23 9QD
£300,000



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1



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DESCRIPTION

AN INCREDIBLY SPACIOUS 1223-SQFT FOUR BEDROOM SEMI-DETACHED THAT FORMS PART OF A QUIET CUL-DE-SAC LOCATION WITHIN A MOMENTS WALK OF THE METROLINK NETWORK.

The property benefits from a large rear garden, ample off road parking, gas central heating, double glazing, large lounge/dining room, well proportioned bedrooms and a useful downstairs WC.

Forming part of a superb location within a moment walk of the Metrolink network and near to major amenities such as Manchester Airport and Wythenshawe Hospital.

In brief the accommodation comprises: Entrance hallway, downstairs WC, kitchen, lounge/dining room and a conservatory. To the first floor there are four bedrooms and a bathroom. Externally there is a large garden which is mainly laid to lawn. To the front there is a driveway providing off road parking for at least two vehicles.

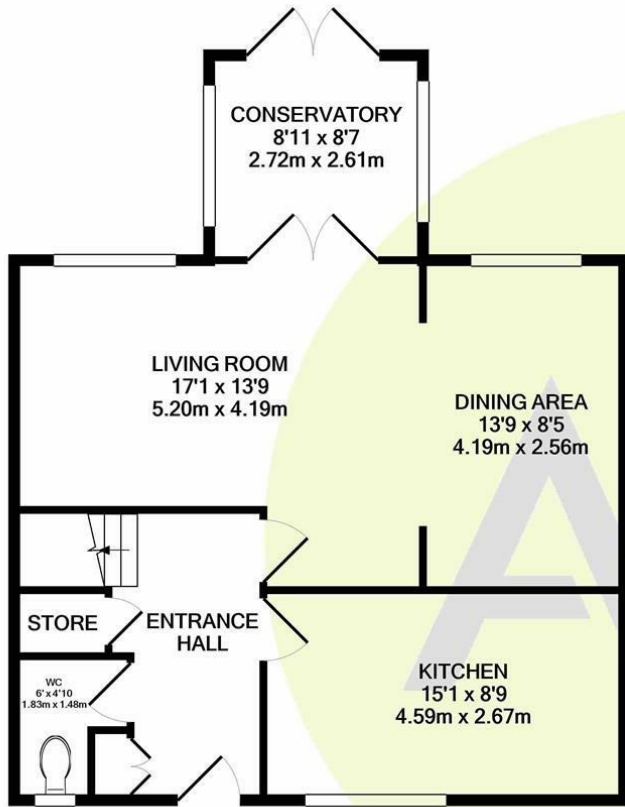
NO ONWARD CHAIN. FREEHOLD.

KEY FEATURES

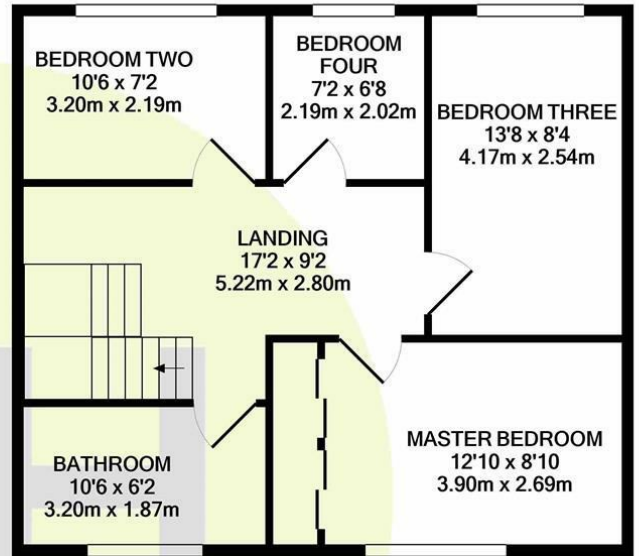
- Four bedroom semi-detached
- Easy walking distance of the Metrolink
- Downstairs WC
- Over 1200-SqFt of living space
- Close to major amenities
- Freehold







GROUND FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		

