



**3 PINWOOD, M33 5RB**  
**£450,000**





## DESCRIPTION

ASHWORTH HOLME ARE PLEASED TO PRESENT THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED WHICH OCCUPIES A LARGE GARDEN PLOT AND FORMS PART OF A POPULAR CUL-DE-SAC LOCATION.

This stunning family home benefits from a modern kitchen with NEFF appliances, separate utility room, integrated garage, modern shower room, a downstairs WC and ample off road parking to the front.

The property forms part of PINEWOOD a sought after and quiet CUL-DE-SAC location with a moment's drive of the 'Carrington Spur' which provides access to the M60 motorway network and beyond. Sale Town Centre and the excellent schools Trafford is renowned for are also nearby.

We feel this home would suit a variety of purchasing but especially those who are looking for a home that can be immediately enjoyed without the hassle and inconvenience of renovation works.

In brief the accommodation comprises: entrance porch, entrance hallway, downstairs WC, spacious lounge/dining room, modern fitted kitchen with 2 x Neff 'hide & slide' ovens, separate utility and an integral garage. To the first floor there are THREE DOUBLE bedrooms and a contemporary shower room. Externally to the rear there is a large garden which is mainly laid to lawn with an initial patio area. The front there there are further gardens and a driveway providing off road parking.

## KEY FEATURES

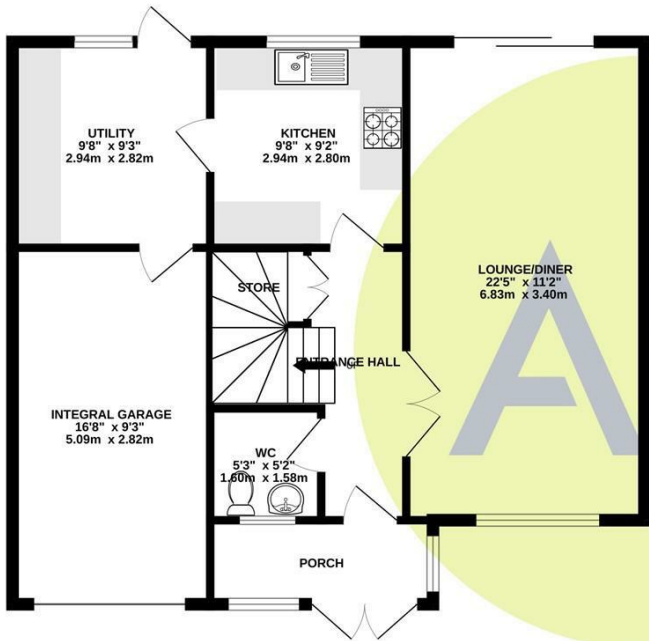
- Three double bedroom detached
- Large garden plot
- Modern kitchen & separate utility
- Integral garage
- Presented to the highest of standards
- Downstairs WC
- Quiet Cul-De-Sac location
- Modern kitchen with high end appliances



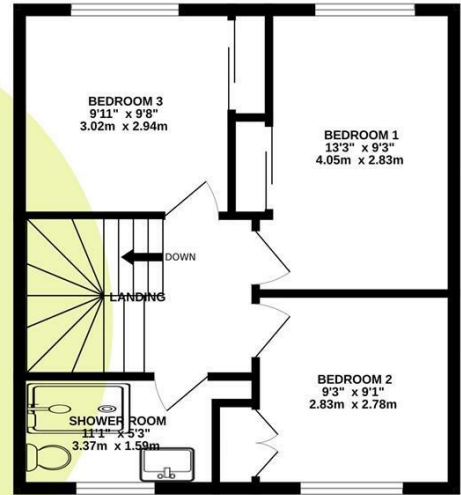




GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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	64	77

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

