



ASHWORTH HOLME
Sales · Lettings · Property Management



38 CHEPSTOW AVENUE, M33 4QP
£255,000



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DESCRIPTION

A VERY WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM (PREVIOUSLY A THREE BED) END OF OF TERRACE WITH PRIVATE GARDENS TO BOTH THE FRONT AND REAR.

The property benefits from a contemporary breakfast kitchen, spacious lounge/dining room with garden access, office/study area, master bedroom with walk-in wardrobe and ample outside space.

The property is close to major transport links including bus routes and the A56 which gives easy access to the M60 and the Town Centres of both Sale and Altrincham. Warmed by double glazing and gas central heating.

In brief the accommodation comprises: Entrance hallway with useful storage/utility cupboard, a contemporary fitted kitchen with breakfast bar and a spacious lounge/dining room completes the ground floor. To the first floor there are two double bedrooms including the master bedroom which benefits from a large walk-in wardrobe. There is also a bathroom and separate WC. Externally to the rear there is an enclosed garden which is flagged. To the front the garden is private with a tall panelled fencing enclosure and is accessed via double gates.

NO ONWARD CHAIN. Freehold.

KEY FEATURES

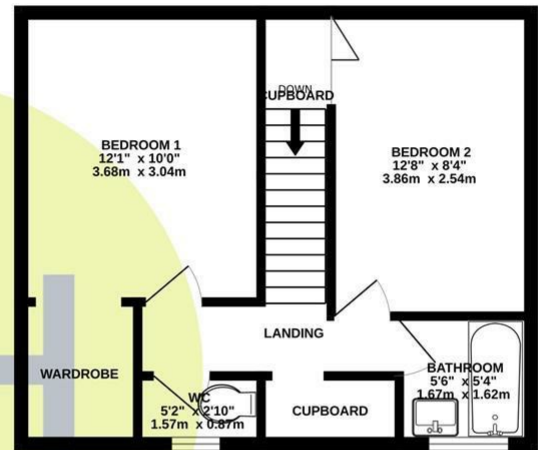
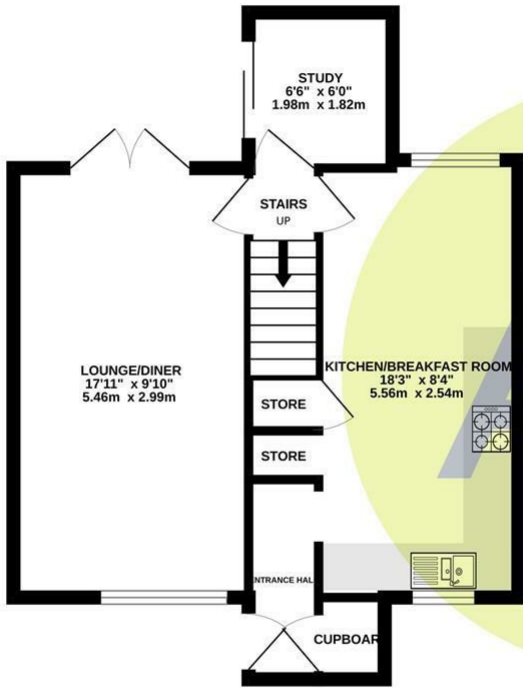
- Two double bedroom end of terrace
- Gardens to the front and rear
- Contemporary kitchen with breakfast bar
- No onward chain
- Presented to an excellent standard
- Lounge/diner with garden access
- Master bedroom with walk-in wardrobe
- Freehold





GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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			87
(81-91) B		65	
(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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