



15 ALSTON AVENUE, M33 4AS
£550,000



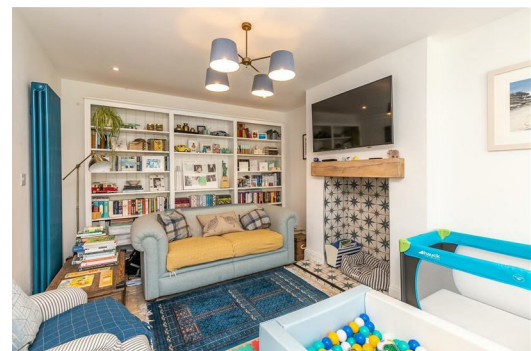
3



1



2



DESCRIPTION

AN EXCEPTIONALLY WELL PRESENTED AND LARGER AVERAGE THREE BEDROOM SEMI-DETACHED WHICH HAS RECENTLY BEEN EXTENDED TO THE GROUND FLOOR AND UPDATED TO A HIGH STANDARD THROUGHOUT. FORMING PART OF A HIGHLY SOUGHT AFTER LOCATION JUST OFF WALTON ROAD AND NEAR TO THE METROLINK AT BROOKLANDS.

This stunning family home benefits from a breathtaking open plan living/dining kitchen with central island, integrated appliances, skylight windows and bi-folding doors giving access to the large and beautifully maintained rear garden which is complete with an initial patio area. Further benefits include a downstairs WC, separate utility room with corner shower, ample off road parking and plenty of storage provided by the single detached garage.

Warmed by gas central heating and double glazing throughout.

Located in a very privileged position forming part of a quiet Cul-De-Sac just off Walton Road which puts the property within easy walking distance of Brooklands Metrolink, Sale Town Centre, Walton Park and the Bridgewater Canal.

NO ONWARD CHAIN. Freehold.

KEY FEATURES

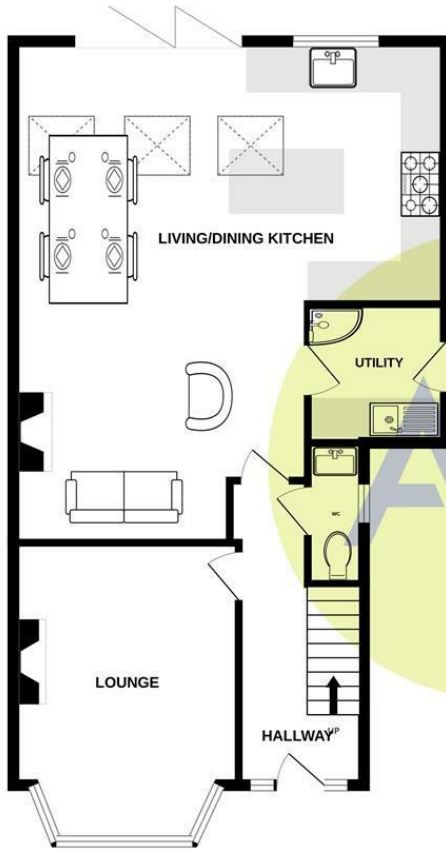
- Extended three bedroom semi-detached
- Sought after Cul-De-Sac location
- Downstairs shower and utility
- Stunning open plan dining kitchen
- Off road parking
- Presented to an exception standard
- Near to Brooklands Metrolink
- Downstairs WC
- Single detached garage
- Freehold



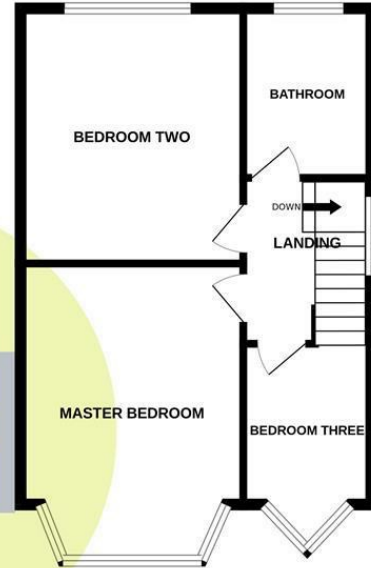




GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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.
Made with Metropix CC024

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	



ASHWORTH HOLME

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



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.